

**City of Rock Creek
Planning Commission
Approved Minutes
January 20, 2026**

Chair Curt Kubesh, called the Planning Commission meeting to order at 6:00 PM.

Members present:

Chair Curt Kubesh, Vice Chair Nancy Runyan, Member Dillon Barton, Member Chad Pasch, Member Donnie Peterman III

Members Absent:

Council Representative Nancy Rys, Member Josh Froelich

Others present:

Deputy Clerk Ashley Rauschnot

Pledge of Allegiance

Public Forum

Approval of Minutes

Nancy Runyan motioned seconded by Curt Kubesh to approve the December 15, 2025 minutes. Motion passed with Dillon Barton and Chad Pasch abstaining due to absence at meeting.

Old Business

Letter from Attorney RE: MSD-25-004 | Rauschnot

Planning Commission members reviewed the memo from the City Attorney in regards to the Minor Subdivision for Oliver Rauschnot. Which concludes with her recommendation as follows:

“Based on my review of Section 1000.06, Subd. 6.01, the Property is undoubtably a lot of record. It would appear that historically the City interpreted “undeveloped” to mean not having been previously split. A court may consider changing that interpretation for this Property to be arbitrary and capricious because the City is treating similarly situated applications differently when there has been no official ordinance change or policy change.

Rauschnot’s application should be approved, given that it meets the requirements laid out in ordinance, and should be reviewed consistently with historical precedent and ordinance interpretation.”

Curt Kubesh stated that he wanted the Planning Commission members to read this to understand that no actions were taken with intentional wrongdoing, and that everyone can agree the City Ordinance Book needs improvement and clarification for future reference.

**City of Rock Creek
Planning Commission
Approved Minutes
January 20, 2026**

Review Minor Subdivision Ordinance for Clarity

Planning Commission members agreed that this section of the ordinance needs further work to fully align with the updated Comprehensive Plan. Members expressed a desire for greater clarity regarding the number of splits allowed under a minor subdivision, including how many times a parcel may be split versus how many minor subdivisions may be approved over time. An example discussed was whether an 80-acre parcel could be split twice per forty acres if completed years apart through separate minor subdivision applications. Members also noted disagreement with the interpretation that a property owner in the Agricultural District with 20 acres is prohibited from separating a 5-acre parcel due to financial hardship.

Review Lot Requirements for Each Zoning District.

All Planning Commission members agreed that having a consistent standard for road frontage across all zoning districts would be beneficial, with many members expressing support for a 300-foot standard. Members also identified a discrepancy in the Ordinance Book between the chart outlining general zoning district density standards and setbacks and the requirements stated in the individual zoning section. Specifically, the chart lists the minimum lot size for the Recreational District as 20 feet, while the Recreational District section states a minimum lot size of 35 feet.

Curt Kubesh stated that he is awaiting direction from the City Council to proceed with contacting Swanson Haskamp Consulting, LLC to request a joint meeting with the City Council and Planning Commission, with the intent of ensuring a shared understanding of the City's objectives. Planning Commission members agreed that the initial focus of this work should be on subdivision regulations, particularly Minor Subdivisions. Members recommended outlining the concerns discussed earlier in the meeting and requesting that the consultant provide input and recommendations, as a neutral third party, on revisions that could improve clarity and simplify the ordinance for future land splits.

New Business: N/A

City Council Notes: N/A

Donnie Peterman III motioned seconded by Dillon Barton to adjourn at 6:46PM. Motion passed with all ayes.

Ashley Rauschnot
Deputy Clerk