

**ROCK CREEK PLANNING COMMISSION
MINUTES
NOVEMBER 21, 2022**

Chair Curt called the Public Hearing to order at 7:00PM.

Deputy clerk read the Public Hearing notice.

The office received two emails.

Froelich Firearms Inc. – CUP Revision 10-17-22 Public Hearing Comments:

Hello Nancy,

This is a letter in regards to the public hearing that is scheduled for Monday.

Unfortunately I am out of town this week, but wanted to go on record.

I am Joshes 'next door neighbor". We all like in large acreage properties over here and we just purchased our homestead about two years ago.

On the very day that we moved in Josh, his wife Jen, two daughters, and dog pulled up on their ATV and snowmobiles. They just wanted to introduce themselves and say welcome! He told that he does a lot of shooting, and asked if that would be a problem. He also said that if we have guest over that may not like that, to give him a call and he wouldn't shoot that day.

Josh is about the most considerate, kind, outgoing neighbor in the area. He's always willing to help out when someone's in need and is overwhelmingly cordial.

I haven't known him long, but I am a good judge of character, and Josh seems like a solid member of the community.

I've been to his property a few times and I feel 100% safe with his shooting ranges as they are super professional and seem flawless. He shoots in very safe directions, has impeccable safety and gun control, and would never put someone in harms way.

My family and I are happy with our neighbors and are on board with his endeavor.

Separate note that speaks to his courtesy. He rides a Harley. They are typically loud and super annoying. He rides it all summer, and I didn't know until just a few months ago. He doesn't rev the engine in the neighborhood and keeps the motor almost silent as he drives up the road. Most Harley guys wouldn't do that. He does because he is a genuinely courteous neighbor.

I hope this helps you and the commission understand a little more what the neighborhood thinks, as I am one of just a couple people on this road that live here 365 days a year.

Feel free to contact us if you need anything.

Thomas Hearn

I have had a chance to read the applicant's summary supplement and discuss it with him.

These comments are meant to be in general support of the request to expand the number of events and participants permitted.

- A. The overall use seems to be a good fit for the district.
- B. The nature of this expanded activity doesn't seem to involve substantial changes to the landscape or additional buildings.
- C. The increased traffic potential impact seems likely to be manageable.

- a. Dust control conditions, traffic management through hours of operation and future City review of any changes in actual impact that may develop.
 - b. Permit provisions for enacting appropriate changes in future may be better than over-regulating before a problem is evident.
- D. Assuming that the additional firearms activity takes place within his existing range facility, past experience points towards little increase in nuisance noise.
- a. Seasonal hunting & intermittent gunfire is “normal” in this district.
 - b. Would the “outfitter-guide services” involve “guest” seasonal hunters on applicant’s various properties?
 - c. Years ago, Rock Creek declined to permit Wings North hunting operation in this district. One factor was its nuisance sound impact.

Looking forward:

- Rock Creek could develop practical/measurable nuisance noise standards that could apply variously throughout the City districts. Complaints alone may not always be a fair way to judge a violation.
- As unique businesses seek appropriately expand over time, encourage using the existing Planned Unit Development process for flexibility.

Thank you,
Don Burger

No more testimony given. Chair Curt closed the public hearing at 7:04PM.

Chair Curt called the planning commission meeting to order at 7:05PM.

Members present: Curt Kubesh, Dan Saumer, Oliver Rauschnot, Karin Omae, Nancy Brule and Donnie Peterman.

Members Absent: Isaac Johnson

Others present: Ashley Rauschnot, Josh Froelich, Amy Thompson and Don Burger.

Nancy motioned seconded by Oliver to approve the September 19, 2022 minutes as sent. Motion passed with all ayes.

Additions to Agenda: None.

New Business: Discussion on CUP-22-003/Josh Froelich.

- Parking concerns – has 6 acres of food plots he plans to use for parking.
- Plans to have outhouses using the 1 for every 20 people ratio
- Access permit expires 1/1/23 – on logging road to access property. Questions about perpetual easement – need clarification from DNR and a new permit.
- Build a passable road and widen driveway for emergency vehicles.
- Need better site plan to include as much info as possible.
- Concerns for emergency vehicle access to back building if people are staying overnight.
- Number of people/events is a number Josh plans on growing into, not necessarily what he will have at all events every time.

Curt motioned seconded by Dan for Josh Froelich to provide a perpetual easement and site plan to include as much info as possible. Motion passed with all ayes.

Old Business:

Dust Control:

Curt really likes Hinckley townships ordinance on dust control. They require 100% of residents on a road to sign an agreement before dust control can be applied. This does not change the grading schedule on that road. Resident is 100% responsible for funding the dust control. City will not provide any financial help.

Karin mentioned that 100% could be too strict and that maybe 75% would be better. The dust control used must be environmentally friendly and can only be applied once a year. The reason dust control is not liked by some people is that it is hard on vehicles and makes the roads harder to grade. Without any type of policy in place, it's a hard no, and people aren't happy. But if we have a policy, people will see how much footwork and money will need to go into it and it might deter a lot of people.

Nancy will write up something for Dec. Meeting.

- a. Resident responsible for cost
- b. 75% residents on road must sign agreement
- c. Grading schedule for road will not change
- d. Application must be environmentally friendly
- e. Can only be applied once per year.
- f. Do we add a distance on each side of the driveway??

Rentals

Everyone agreed that this is a big topic and agreed to talk about at a future meeting.

C-1 Highway Commercial

If an existing building/house gets torn down or damaged more than 50% they are not allowed to rebuild. Can there be a text amendment to say that existing buildings can be rebuilt? Don Burger mentioned that the reason that this was written this way in the first place is because they expected Rock Creek to grow more commercially than it has. They didn't want houses to be sitting in between commercial buildings in the future. Agreement made that something must be done to change this to protect the current residents that would be affected if something were to happen. Maybe it should not just be a text amendment. The zoning needs to change. What about billboards? Can we make all zoning residential but allow billboards on residential? Something needs to be done as soon as possible to protect current residents. Bring up to council to weigh in.

Solar Farms

The biggest problem with solar farms and fields they are finding is that the companies just walk away and abandon all equipment after they've reached their life expectancy, which is about 25 years. With East Central Energy's rules on solar panels, it is unlikely anyone would try to build a solar farm in the area. But we need to have something in place for an ordinance. Solar panel farm going into Rush City started at the top. City has no say. There are senators currently trying to change things so that they have to start with the city/townships. Is there a classification as to what qualifies as residential/commercial? Should we use the 40kw number? Table it to do more research. Recommend to council about adopting a moratorium?

Comp Plan

We need to get the latest comp plan from Isaac. Donnie did get a picture of a Rush City fire truck. He will send over. We also need to get a picture of a Pine City fire truck, which we can get

from the Pine City page. We will table the rest of the comp plan discussion to December meeting once we get the comp plan from Isaac.

Dan motioned seconded by Oliver to get the new latest comp plan from Isaac.

Donnie motioned seconded by Karin to adjourn at 8:50PM. Motion passes with all ayes.

Nancy Runyan/Ashley Rauschnot
Deputy Clerk(s)