

**ROCK CREEK
PLANNING COMMISSION
August 19, 2024
7 p.m.**

- 1. Call Planning Commission Meeting to Order**
- 2. Pledge of Allegiance**
- 3. Public Forum**

Please note that this is a Planning Commission Meeting and all commentary from the audience should be done during Public Forum. The rest of the meeting is reserved for observation only. Thank you for your cooperation.

- 4. Approval of Minutes**
 - a. July 15, 2024
- 5. Public Hearing: IUP-24-002: Vanessa Sebring – Equipment Rental Business**
 - a. Presentation/Summary of Application
 - b. Planning Commission questions and discussion.
 - c. Open Public Hearing/Take Public Testimony.
 - d. Close Public Hearing
 - e. Planning Commission additional discussion, if necessary.
 - f. Planning Commission Vote/Decision
- 6. Public Hearing: CUP-24-002: H&G Auto Sales**
 - a. Presentation/Summary of Application
 - b. Planning Commission questions and discussion.
 - c. Open Public Hearing/Take Public Testimony.
 - d. Close Public Hearing
 - e. Planning Commission additional discussion, if necessary.
 - f. Planning Commission Vote/Decision
- 7. Public Hearing: TA-24-002: Text Amendments for Resorts**
 - a. Add/Combine Resorts with Campground Ordinance #77
 - b. Add Definition for Resorts in Zoning Ordinance
 - c. Planning Commission questions and discussion.

**ROCK CREEK
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- d. Open Public Hearing/Take Public Testimony.
 - e. Close Public Hearing
 - f. Planning Commission additional discussion, if necessary.
 - g. Planning Commission Vote/Decision
- 8. Public Hearing: CUP-24-003: Josh Froelich: Campground/Resort**
- a. Presentation/Summary of Application
 - b. Planning Commission questions and discussion.
 - c. Open Public Hearing/Take Public Testimony.
 - d. Close Public Hearing
 - e. Planning Commission additional discussion, if necessary.
 - f. Planning Commission Vote/Decision
- 9. City Council Notes**
- 10. Adjourn**



**Planning Commission
Meeting**

**WIFI Password:
cityhallguest**

August 18, 2024 at 7PM

**Call
Planning
Commission
Meeting to
Order**

**Pledge of
Allegiance**

Up Next: Public Forum

Public Forum

If you are not on the agenda and would like to address the Planning Commission, this is your chance to talk.

Each presentation is limited to three (3) minutes.

Up Next: Approval of Minutes

Approval of July 15, 2024 Minutes

WIFI Password:
cityhallguest

ROCKREEK PLANNING COMMISSION
UNAPPROVED MINUTES
July 15, 2024

Chair Curt Kubesh called the Planning Commission meeting to order at 7:02PM.

Members present:

Oliver Rauschnot, Dan Saumer, Curt Kubesh, Dillon Barton, Josh Froelich, Chad Pasch, Donnie Peterman III

Members Absent:

Others present:

Ashley Rauschnot, Don Burger

Pledge of Allegiance

Public Forum

Oliver Rauschnot motioned seconded by Dillon Barton to approve the June 17, 2024 minutes as sent. Motion passed with all ayes.

Oliver Rauschnot motioned seconded by Dan Saumer to approve the Planning Commission Payroll. Motion passed with all ayes.

New Business

THC – Liquor License Process Review

Ashley Rauschnot explained the process for how the liquor licenses are currently processed within the City, as members think that we should do something similar for Cannabinoid Products as well. Dan Saumer and Ashley Rauschnot presented examples of ordinances from seven different cities in MN for members to review. Dan Saumer said that he also reviewed the Cannabis Slideshow from Reese Fredrickson (Pine County) and would like to see three things noted on the City's Ordinance for sure. He would like to limit licenses given (he suggested 3), he would only like it allowed in the Commercial District, and he would like to prohibit it within 1,000 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction with a public park used by minors.

Minimum Square Footage for 2nd Dwellings –

This section of the meeting is to discuss the Accessory Apartments for In-Laws minimum square footage required. The current ordinance states that the minimum square footage for an in-law apartment is 500 square feet. Curt Kubesh explained that accessory apartments are allowed in R-1 and R-2 and a lot of those lots are only 2.5

ROCKREEK PLANNING COMMISSION
UNAPPROVED MINUTES
July 15, 2024

acres, which isn't a whole lot of room left over to have 500 square feet be the minimum allowed. Oliver Rauschnot brought up that a 25-foot Park Model is 200 square feet. He said that seems like a great option for an in-law apartment since they are small and they tend to look nice, but they are meant to be temporary. Members agreed and said that we should hold a public hearing in September to change the ordinance from 500 to 200 square foot minimum for accessory in-law apartments. Dan Saumer agreed and said this gives him time to run it past the Council before then.

Old Business

Right of Way/Utility Permit Application

Curt Kubesh explained that the City has had a nightmare of a time dealing with the ECE fiber crews in town and that we desperately need a right-of-way/utility permit for the future. Don Ramberg presented an example of a Utility Right-of-way Permit at the July 9, 2024 Council Meeting. Ashley Rauschnot used this as a template to come up with an application for the city of Rock Creek. After reviewing the permit application, Oliver Rauschnot suggested to add two things:

1. No trenching across roads – directional boring only across roads.
2. Minimum depth for fiber/phone is 18”

Josh Froelich motioned seconded by Oliver Rauschnot to add the above two items to the application and then recommend it to council for approval. Motion passed with all ayes.

City Council Notes

Dan said that the only thing they talked about was that the Planning Commission get to working on an ordinance for the THC/Cannabis.

Donnie Peterman III motioned seconded by Dillon Barton to adjourn at 7:46pm. Motion passed with all ayes.

Ashley Rauschnot
Deputy Clerk

IUP-24-002

Vanessa Sebring -

Equipment Rental Business

Presentation/Summary

Briefly Describe Your Request: My request is to run an equipment rental business from my home address. No fire plan is needed, possible 2x4 ft sign will be installed, additional sound will be periodic noise level less than that of a lawn mower, wind rows of trees surrounding property will mitigate any carry over noise, no additional lighting will be used, hours of operation are Sun-Sat 8am-8pm or by appt, estimated traffic is 2-10 cars per week, business will have no additional employees - it is run by owner, there will be no additional demands on utility services, no buildings will be for public/customer use. Property ID # RP 43.0419.000

IUP-24-002

Vanessa Sebring -

Equipment Rental Business

Planning Commission
Questions/Discussion

IUP-24-002

**Vanessa Sebring -
Equipment Rental Business**

**Open Public
Hearing**

IUP-24-002

**Vanessa Sebring -
Equipment Rental Business**

**Close Public
Hearing**

IUP-24-002

Vanessa Sebring -

Equipment Rental Business

Planning Commission

Additional Discussion, if necessary

IUP-24-002

Vanessa Sebring -

Equipment Rental Business

**Planning Commission
Vote/Decision**

CUP-24-002

H&G Auto Sales

Presentation/Summary

Briefly Describe Your Request: We are requesting a Conditional use permit to perform auto sales at the listed parcel ID (43035502). We currently have an existing Minnesota Dealer License (DLR26589). Sign will be made of wood with lighting directed towards to sign not towards the roadway. There will be 3 employees at this time.

CUP-24-002

H&G Auto Sales

Planning Commission
Questions/Discussion

CUP-24-002

H&G Auto Sales

Open
Public
Hearing

CUP-24-002

H&G Auto Sales

Close
Public
Hearing

CUP-24-002

H&G Auto Sales

Planning Commission
Additional Discussion, if necessary.

CUP-24-002

H&G Auto Sales

Planning Commission
Vote/Decision

TA-24-002:

Text Amendments for Resorts

1. Add/Combine Resorts with Campground Ordinance #77

2. Add Definition for Resorts in Zoning Ordinance

- Resort: “Resort” means a building, structure, enclosure, or any part thereof located on, or on property neighboring, any lake, stream, skiing or hunting area, or any recreational area for purposes of providing convenient access thereto, kept, used, maintained, or advertised as, or held out to the public to be a place where sleeping accommodations are furnished to the public, and primarily to those seeing recreation for periods of one day, one week, or longer (but not more than 30 days), and having for rent 2 or more cottages, rooms, or enclosures.

TA-24-002: Text Amendments for Resorts

Planning Commission
Questions/Discussion

TA-24-002: Text Amendments for Resorts

Open
Public
Hearing

TA-24-002: Text Amendments for Resorts

Close
Public
Hearing

TA-24-002: Text Amendments for Resorts

Planning Commission
Additional Discussion, if necessary.

TA-24-002: Text Amendments for Resorts

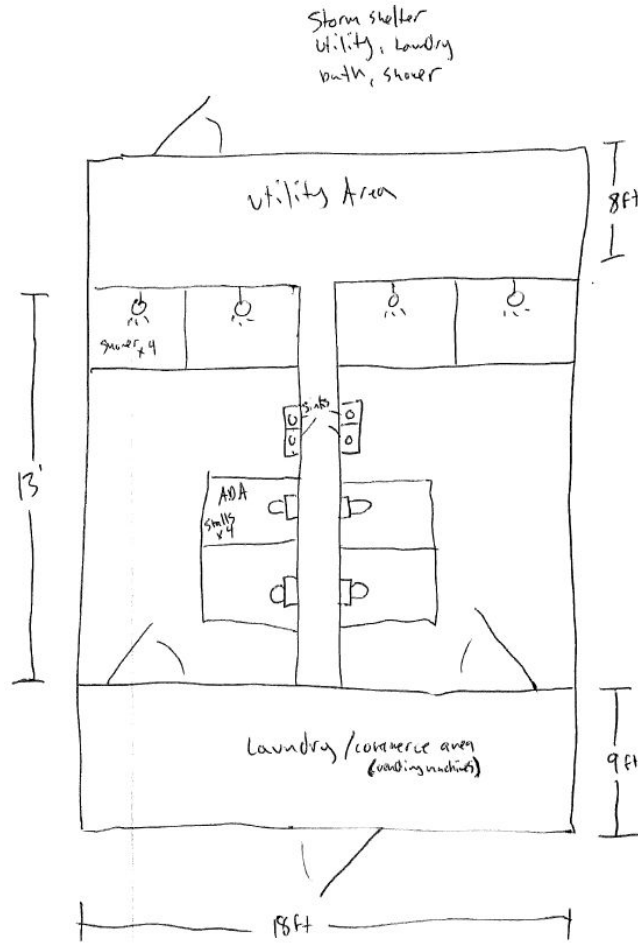
Planning Commission
Vote/Decision

**CUP-24-003:
Josh Froelich:
Campground/Resort**

Presentation/Summary

Briefly Describe Your Request: we would like to run a small vacation rental, short term rental, campground, resort hospitality business at 4.5 property. we will build cabins, allow RVs with hookups and ~~potentially~~ have off grid sites as well

Storm Shelter, Utility Building, Bath/Shower





Josh Froelich

Josh@NatureShoresMN.com



Vision

My wife and I are blessed to have an amazing property for hosting outdoor enthusiasts. Located down in the river valley along the St. Croix with hiking trails, wildlife, ponds and river access for canoeing kayaking and swimming right out the back door. We are planning to open this piece of our property up to more guests moving forward.

We already have our guest lodge available as a short-term rental on these same parcels and our guests love the property. The guest lodge is appropriate for large groups, but we want to share the property with more guests without requiring a large group and a large financial investment to visit. With this in mind we plan to open Nature Shores a Glamping resort on these same parcels here next to our home.

Nature Shores Building Plans

We plan to put in 5 tiny home cabins with full utilities as well as up to 7 off grid campsites to include Eco domes, Yurts, Canvas Tents etc. We built our plan out based on the Rock Creek MN campground ordinance and also plan to follow the short-term rental ordinance as these structures and off grid sites will all be vacation short term rentals.





Community Impact

Building out this resort will be a significant investment in Rock Creek. We will hire local contractors, local cleaners, maintenance etc. This will bring good jobs to our town and outside money from our guests which will be spent with local businesses.

At max capacity this would add potential for 48 additional weekend guests on our property

Offgrid Infrastructure

With up to 7 off grid sites on the property we will be building a Storm Shelter with Showers, Bathroom, Laundry and light commerce to support our guests needs.





Connected Sites

We will put in a septic system and community well that supports all connected cabin sites. This well and septic solution will meet all ordinance requirements.

Cabins are under 400 square feet with a single bedroom, small bathroom and kitchen/dining. They will be built to appropriate code and be 4 season cabins to support year round bookings.

Nature Shores Guest Safety

We live on the parcels next door and managing this resort will be a big part of the family's life moving forward. We can support the guests as needed.

We will also run security cameras on the outside of the public restroom area and on the entrance and exit driveway to the facility to monitor who comes and goes





Summary

We are looking forward to sharing how amazing Rock Creek is with more vacationing visitors. We look forward to hiring local people and working with local businesses to support our guests needs for years to come. We are grateful for everything Rock Creek has to offer and look forward to making these large investments in this community.



Josh Froelich

Josh@NatureShoresMN.com

**CUP-24-003:
Josh Froelich:
Campground/Resort**

Planning Commission
Questions/Discussion

**CUP-24-003:
Josh Froelich:
Campground/Resort**

Open
Public
Hearing

**CUP-24-003:
Josh Froelich:
Campground/Resort**

Close
Public
Hearing

**CUP-24-003:
Josh Froelich:
Campground/Resort**

Planning Commission
Additional Discussion, if necessary.

CUP-24-002

H&G Auto Sales

Planning Commission
Vote/Decision

City Council Notes

UP NEXT:
Adjourn

Adjourn

