



PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, September 10, 2025 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

Chairman: Jason Fridrich
Vice Chairman: Scott Bullinger
Dean Franchuk
Zach Keller
Val Decker
Rick Haugen
Aaron Johansen
Mike Schwab
Matthew Rothstein

CALL TO ORDER

ROLL CALL

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

2. MINUTES

A. AUGUST 13, 2025 MINUTES

3. REGULAR AGENDA:

A. REZONING (REZ-006-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Low Density Residential (R-1) to General Commercial (GC) for Lot 3 of Block 2 of the Stockert's 1st Addition Subdivision, located in the W ½ of Section 22, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 3.4 acres.

B. SPECIAL USE PERMIT (SUP-004-2025) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit for a medical office at 109 7th Street West, legally described as Lot 1 of Block 3 of the Hilliard & Manning First Addition Subdivision, and for off-street parking associated with the proposed medical office on a property legally described as Lot 11 of Block 4 of the Hilliard & Manning First Addition Subdivision.

Both lots are located in the NW ¼ of Section 3, Township 139 North, Range 96 West,

in the City of Dickinson. Both lots are zoned High Density Residential (R-3). The site consists of +/- 0.162 acres.

- C. FINAL MINOR PLAT (FLP-008-2025)** - Presented by City Planner, Natalie Birchak
To consider a Minor Subdivision Plat for the Prairie Creek Third Addition Subdivision, being a replat of Lot 1A of Block 2 of the Prairie Creek First Addition Subdivision, located in the NW ¼ of Section 33, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 5.35 acres.

- D. ZONING TEXT AMENDMENT (ZTA-003-2025)** - Presented by City Planner, Natalie Birchak
To consider a zoning text amendment to Section 52-1 “Definitions” of the Subdivisions chapter of the City of Dickinson Municipal Code regarding requirements for the administrative lot modification process.

- E. ZONING TEXT AMENDMENT (ZTA-004-2025)** - Presented by City Planner, Natalie Birchak
To consider zoning text amendments to Section 62-10 “Definitions”, Section 62-162 “Development Regulations”, and to Table 62-162-2 “Table of Permitted Uses by Zoning District” of the Zoning Ordinance regarding the removal of the Vehicle Storage commercial use, and to Section 62-469 “Commercial uses.” of the Zoning Ordinance regarding the screening requirements for outdoor storage relating to auto repair, equipment repair, and body repair uses.

- F. ZONING TEXT AMENDMENT (ZTA-005-2025)** - Presented by City Planner, Natalie Birchak
To consider text amendments to Section 16-166 “Conditional use permit, site plan” of the Environments chapter of the City of Dickinson Municipal Code regarding submittal of a site plan for oil well drilling in accordance with the North Dakota Century Code, and to Section 16-167 “Inspections” of the Environments chapter of the City of Dickinson Municipal Code regarding City inspections of oil well sites, and to Section 62-162 “Development Regulations” and to Table 62-162-2 “Table of Permitted Uses by Zoning District” of the Zoning Ordinance regarding permitting oil wells and resource extraction in the Agricultural (AG) and General Industrial (GI) zoning districts after a public hearing in front of City Commission and approval from the North Dakota Industrial Commission.

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. TRANSPORTATION AND COMP PLAN

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/nGBBXUrKhM8>

This link will not be live until approximately 7:10 AM MT on September 10, 2025.

Teams Meeting: <https://tinyurl.com/mt6ad8x8>

Teams Meeting ID: 297 020 763 881 2

Meeting Passcode: K4pV2Jz2

Teams Phone #: 1-701-506-0320

Phone Conference ID: 540 149 284#

Local Phone #: 701-456-7006

Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator by the Friday preceding the meeting.