



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, January 14, 2026 at 7:10 AM MT  
City Hall – 38 1st Street West Dickinson, ND 58601

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## Commissioners:

**Chairman:** Jason Fridrich

**Vice Chairman:** Scott Bullinger

Dean Franchuk

Zach Keller

Val Decker

Rick Haugen

Aaron Johansen

Mike Schwab

Mathew Rothstein

**CALL TO ORDER**

**ROLL CALL**

**OPENING CEREMONIES: PLEDGE OF ALLEGIANCE**

**1. ORDER OF BUSINESS:**

**2. MINUTES**

**A. 12.10.25 MINUTES**

**3. REGULAR AGENDA**

**A. PRELIMINARY MAJOR PLAT (PLP-001-2026)** - Presented by: City Planner, Natalie Birchak

To consider a Preliminary Major Subdivision Plat for the Energy Center 6th Addition Subdivision, being a replat of Lots 1, 1A, and 2 of Block 1 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, in the City of Dickinson. The site is zoned General Industrial (GI) and Public (P). The site consists of +/- 70.71 acres.

**B. REZONING (REZ-001-2026)** - Presented by: City Planner, Natalie Birchak

To consider a Zoning Map Amendment from General Industrial (GI) and Public (P) to Public (P) for Lot 1 of Block 1 of the Energy Center 6th Addition Subdivision, a Zoning Map Amendment from General Industrial (GI) to Public (P) for Lot 7 of Block 1 of the

Energy Center 6th Addition Subdivision, and a Zoning Map Amendment from Public (P) and General Industrial (GI) to General Industrial (GI) for Lot 5 and Lot 6 of Block 1 of the Energy Center 6th Addition, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 31.98 acres.

**C. ZONING TEXT AMENDMENT (ZTA-001-2026)** - Presented by: City Planner, Natalie Birchak

To consider a zoning text amendment to Section 62-592 “Off-street parking design standards.” of the Zoning chapter of the City of Dickinson Municipal Code regarding industrial off-street parking and traffic circulation area regulations and requirements.

**D. ZONING TEXT AMENDMENT (ZTA-002-2026)** - Presented by: City Planner, Natalie Birchak

To consider zoning text amendments to Section 62-133 “Commercial use types.”, Table 62-162-2 “Table of Permitted Uses by Zoning District” in Section 62-162 “Development Regulations”, Section 62-469 “Commercial uses.”, and to Section 62-469 “Commercial uses.” of the Zoning Ordinance regarding the permitting and licensing of short-term rental uses.

**4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA**

**5. ITEMS NOT ON AGENDA**

**6. WORK SESSION**

**A. PERSONAL AND COMMERCIAL VEHICLE DEFINITION** - Presented by City Planner, Natalie Birchak

**B. RESIDENTIAL STORAGE CONTAINERS** - Presented by: City Planner, Natalie

**C. REZONE PROTEST PETITION** - Presented by: City Planner, Natalie Birchak

**7. ADJOURNMENT**

**Link for viewing Planning and Zoning Commission Meeting:**

<https://youtube.com/live/tmYVrJlt5Bk>

**This link will not be live until approximately 7:05 AM MT on January 14, 2026**

**Teams Meeting:** <https://tinyurl.com/4yh6c9x3>

**Teams Meeting ID:** 297 054 471 123 80

**Teams Phone #:** 1-701-506-0320

**Local Phone #:** 701-456-7006

**Meeting Passcode:** 6Mw2Rh9K

**Phone Conference ID:** 616 368 315#

***Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator at (701) 456-7744 by the Friday preceding the meeting.***