



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, September 11, 2024 at 7:10 AM  
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  
Troy Bosch  
Val Decker  
Rick Haugen  
Aaron Johansen  
Mike Schwab

**CALL TO ORDER**

**ROLL CALL**

**OPENING CEREMONIES: PLEDGE OF ALLEGIANCE**

**1. ORDER OF BUSINESS:**

**2. MINUTES**

**A. AUGUST 24TH, 2024 MINUTES**

**3. REGULAR AGENDA:**

**A. FINAL MINOR PLAT (FLP-016-2024) - Presented by: City Planner, Natalie Birchak**

To consider a Minor Subdivision Plat for the Caden and Holly Tuhy Subdivision located in the SE ¼ of the SE ¼ of Section 14, Township 140 North, Range 97 West, located in the City of Dickinson's ETZ. The site consists of +/-5 acres.

**B. SPECIAL USE PERMIT (SUP-002-2024) - Presented by City/County Planner, Steve Josephson**

To consider a Special Use Permit for a heavy industry use to allow above-ground chemical storage at 4637 Villard Street West. The property is legally described as Lots 2 & 3 in the Replat of the Dickinson Industries Subdivision located in Section 7, Township 140 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 2.7 acres.

**C. FINAL MINOR PLAT (FLP-017-2024) - Presented by: City Planner, Natalie Birchak**

To consider a Minor Subdivision Plat for the Moore 1st Subdivision located in the SE ¼ of the SW ¼ of Section 6, Township 139 North, Range 95 West in the City of Dickinson's ETZ. The site consists of +/- 5.22 acres.

**D. SPECIAL USE PERMIT (SUP-006-2024)** *Presented by: City Planner, Natalie Birchak*

To consider a Special Use Permit for a home occupation for small-scale commercial chocolate production at 860 20th Street West in the City of Dickinson. The property is legally described as Lots 7 & 8, Block 10 of the Prairie Hills 2nd Replat located in Section 33, Township 140 North, Range 96 West. The site consists of +/- 0.55 acres.

**E. PRELIMINARY MAJOR PLAT (PLP-006-2024)** *- Presented by: City Planner, Natalie Birchak*

To consider a Preliminary Major Plat for the West Ridge 4th Subdivision Addition Being the Replat of Lots 13-15, Block 6 of the Replat of the West Ridge 1st Addition, Block 1, Lots 1 and 17-12 located in the SW ¼ of SW ¼ of Section 31, Township 140 North, Range 96 West in the City of Dickinson. The site consists of +/- 1.51 acres.

**F. REZONING (REZ-002-2024)** *- Presented by City/County Planner, Steve Josephson*

To consider a Zoning Map amendment from General Industrial (GI) to Agriculture (AG) for a property located in the SW 1/4 of Section 11, Township 139 North, Range 96 West in the City of Dickinson's ETZ. The site consists of +/- 27.83 acres.

**G. SPECIAL USE PERMIT (SUP-004-2024)** *- Presented by City/County Planner, Steve Josephson*

To consider a Special Use Permit for convenience storage at 677 Livestock Lane in the City of Dickinson. The property is legally described as BN Lease Site # BF69076 located in Section 3, Township 139 North, Range 96 West. The site consists of +/- 4.22 acres.

4. **PUBLIC ISSUES OF CONCERN NOT ON AGENDA**
5. **ITEMS NOT ON AGENDA**
6. **WORK SESSION**
7. **ADJOURNMENT**

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

<https://www.dickinsongov.com/meetings>

**This link will not be live until approximately 7:05 A.M. MT on September 11, 2024.**

**Teams Meeting:** <https://tinyurl.com/PZ-09-11-2024-Teams>

**Teams Meeting ID:** 251 153 054 031

**Meeting Passcode:** HDIdtA

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

**Phone Conference ID:** 650 191 666#

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

**Persons who desire to be heard under Section 4 "Public Issues of Concern not on Agenda" may call in at (701) 456-7006 at 5:00 p.m.**

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