



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, May 14, 2025 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  
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. APRIL 9TH, 2025 MINUTES

### 3. REGULAR AGENDA:

#### A. REZONING (REZ-002-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Low Density Residential (R-1) to Medium Density Residential (R-2) for Lots 2-4 of Block 14 of the Koch's Meadow Hills 4th Addition Subdivision in the SW ¼ of the NW ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.51 acres.

#### B. FUTURE LAND USE MAP AMENDMENT (FLM-001-2025) - Presented by City Planner, Natalie Birchak

To consider a Future Land Use Map Amendment from Residential to Agricultural for Blocks 1 & 2, and Lots 1-4 of Blocks 3 & 4 of the Greenvale 3rd Addition Subdivision located in the E ½ of Section 9, Township 140 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 26.467 acres.

#### C. REZONING (REZ-003-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Rural Residential (RR) to Agriculture (AG) for Blocks 1 & 2, and Lots 1-4 of Blocks 3 & 4 of the Greenvale 3rd Addition Subdivision located in the E ½ of Section 9, Township 140 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 26.467 acres.

**D. PRELIMINARY MAJOR PLAT (PLP-002-2025) - Presented by City Planner, Natalie Birchak**

To consider a Preliminary Major Subdivision Plat for the Jolliffe Acres Subdivision, being a replat of Blocks 1 & 2, and Lots 1-4 of Blocks 3 & 4 of the Greenvale 3rd Addition Subdivision located in the E ½ of Section 9, Township 140 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 26.467 acres.

**E. SPECIAL USE PERMIT (SUP-002-2025) - Presented by: City Planner, Natalie Birchak**

To consider a Special Use Permit for a group living facility in Community Commercial zoning at 2143 6th Avenue West. The property is legally described as the south 117 feet of Lot 3 and all of Lot 4 in Block 5 of Lutz's 1st Addition Subdivision, in the SE ¼ of the SE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.25 acres.

**F. ZONING TEXT AMENDMENT (ZTA-001-2025) - Presented by City Planner, Natalie Birchak**

To consider a zoning text amendment to Section 62-318 "Boundaries" of the City of Dickinson North Dakota Zoning Ordinance regarding adding Fairway Street to the Corridor Overlay District.

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

**5. ITEMS NOT ON AGENDA**

**6. WORK SESSION**

**A. AG MINIMUM LOT SIZE - Presented by City Planner, Natalie Birchak**

**B. DATA CENTERS TEXT REVIEW - Presented by City/County Planner, Steve Josephson**

**7. ADJOURNMENT**

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

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

**This link will not be live until approximately 7:10 AM MT on May 14, 2025.**

**Teams Meeting:** <https://tinyurl.com/3zxx392s>

**Teams Meeting ID:** 224 151 350 405 1  
**Teams Phone #:** 1-701-506-0320  
**Local Phone #:** 701-456-7006

**Meeting Passcode:** fQ2AG6Fn  
**Phone Conference ID:** 145 713 658#

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