



PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, December 10, 2025 at 7:10 AM MT
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. NOVEMBER 12TH 2025 MINUTES

B. NOVEMBER 24TH 2025 MINUTES

3. REGULAR AGENDA:

A. SPECIAL USE PERMIT (SUP-005-2025) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit for a home-based flower arranging business located at 1896 1st Street West on a property legally described as the E73' W77' of Lot 21, Block 29 of the State Addition Subdivision, located in the NE ¼ of the SE ¼ of Section 5, Township 139 North, Range 96 West, in the City of Dickinson. The lot is zoned High Density Residential (R-3). The site consists of +/- 0.25 acres.

B. REZONING (REZ-011-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from General Commercial (GC) to Medium Density Residential (R-2) for Lot 1 of Block 6 of the West Ridge 2nd Addition Subdivision, located in the SE ¼ of Section 36, Township 140 North, Range 97 West, in the City of Dickinson. The site consists of +/- 2.23 acres.

C. FINAL MINOR PLAT (FLP-014-2025) - Presented by City Planner, Natalie Birchak

To consider a Final Minor Subdivision Plat for the West Ridge 4th Addition Subdivision, being a replat of All of Block 6, All of Block 7, All of Block 8, All of Block 9, All of Block 10, All of Block 11, All of Block 12, All of Block 13, All of Block 14, and All of Block 15 of the West Ridge 2nd Addition Subdivision, located in the SE ¼ of Section 36, Township 140 North, Range 97 West, in the City of Dickinson. The site is zoned Medium Density Residential (R-2) and General Commercial (GC). The site consists of +/- 86.49 acres.

4. **PUBLIC COMMENT**
5. **ITEMS NOT ON AGENDA**
6. **WORK SESSION**
 - A. **INDUSTRIAL OFF-STREET PARKING ORDINANCE**
 - B. **SECTION 62-56 (e)(1)(c) REMOVAL**
 - C. **SHORT-TERM RENTAL ORDINANCE**
7. **ADJOURNMENT**

Link for viewing Planning and Zoning Commission Meeting:

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

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

Teams Meeting: <https://tinyurl.com/msnazsd2>

Teams Meeting ID: 239 909 195 521 7

Meeting Passcode: pu2hn9GA

Teams Phone #: 1-701-506-0320

Phone Conference ID: 901 502 659#

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.