



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, August 14, 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:

#### A. INTRODUCTION OF NEW CITY PLANNER, NATALIE BIRCHAK

### 2. MINUTES

#### A. JULY 10TH, 2024 MINUTES

### 3. REGULAR AGENDA:

#### A. RENAISSANCE ZONE APPLICATION (REN-002-2024) - *Presented by City/County Planner, Steve Josephson*

To consider a request for a Renaissance Zone Project at a property legally described as Lot 7 Less 100' X 135', Block 1, 2nd Replat Prairie Hills 1st.

#### B. FINAL MAJOR PLAT (FLP-015-2024) - *Presented by: City Engineer/Community Development Director, Josh Skluzacek*

To consider a Preliminary Plat for the Wood Acres Subdivision located in the SW 1/4 of Section 30, Township 140 North, Range 96 West located in the City of Dickinson's ETZ. The site consists of +/- 20 acres.

#### C. REZONE (REZ-006-2024) - *Presented by: City/County Planner, Steve Josephson*

To consider a Zoning Map Amendment from Medium Density Residential (R2) to General Commercial (GC) for a property legally described as Lots 3 & 4 Block 3 of

Fisher East Side Second Subdivision located in the SW 1/4 of Section 2. Township 139 North, Range 96 West in the City of Dickinson's ETZ. The site consists of +/-1.46 acres.

**D. ZONING TEXT AMENDMENT (ZTA-002-2024) - Presented by: Building Official,  
Leonard Schwindt**

To consider a zoning text amendment to Article 39.04 Zoning District Regulations of the City of Dickinson North Dakota Zoning Ordinance regarding allowable accessory buildings to a residence as found in the Notes to Preceding Pages: Tables 4-2 and 4-3.

**E. ZONING TEXT AMENDMENT (ZTA-003-2024) - Presented by: Building Official,  
Leonard Schwindt**

To consider a zoning text amendment to Section 39.07.005 "Fence Regulations" of the City of Dickinson North Dakota Zoning Ordinance.

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 am on August 14, 2024.**

**Teams Meeting:** <https://tinyurl.com/PZ-08-14-2024-Teams>

**Teams Meeting ID:** 278 050 098 488

**Meeting Passcode:** ByTvCA

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

**Phone Conference ID:** 613 196 832#

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