



SPECIAL PLANNING AND ZONING MEETING (RESCHEDULED FROM NOV 12TH) AGENDA

Monday, November 24, 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

Mathew Rothstein

CALL TO ORDER

ROLL CALL

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

2. MINUTES

3. REGULAR AGENDA

A. FINAL MINOR PLAT (FLP-010-2025) - Presented by City Planner, Natalie Birchak

To consider a Final Minor Subdivision Plat for the DN Wanner Subdivision, being a portion of land located in the W ½ of the SE ¼ of Section 22, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 40.00 acres.

B. REZONING (REZ-008-2025) - Presented by City Planner Natalie Birchak

To consider an amendment to Ordinance No. 1592 to permit additional commercial uses in the Planned Unit Development (PUD) established in all of Block 10, all of Block 11, and Lots 1 & 2 of Block 4 of the Hilliard and Manning Addition Subdivision, and all of Block 4 and all of Block 15 of the Hilliard Third Addition, located in the NW ¼ of

Section 3, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 4.69 acres.

C. REZONING (REZ-009-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from General Commercial (GC) to General Industrial (GI) for the west 292.78 feet of the south 95.62 feet of Lot 1A of Block 1 of the Energy Center First Subdivision, located in the W ½ of Section 1 and the N ½ of the NW ¼ of Section 12, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.64 acres.

D. FINAL MINOR PLAT (FLP-011-2025) - Presented by City Planner, Natalie Birchak

To consider a Final Minor Subdivision Plat for the Diamond First Addition Subdivision, being a replat of Lots 1A and 4 in Block 1 of the Energy Center 1st Subdivision, located in the W ½ of Section 1 and the N ½ of the NW ¼ of Section 12, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 5.93 acres.

E. FINAL MINOR PLAT (FLP-012-2025) - Presented by City Planner, Natalie Birchak

To consider a Final Minor Subdivision Plat for the 23rd Street Addition Subdivision, being a replat of Lots 26-31, the east 38.23 feet of Lot 32, the east 38.23 feet of Lot 35, and Lots 36-41 in Block 5 of the Replat of Lots 5-11, Block 1, and all of Block 5 of the Country Oaks Estates Second Addition, located in the SE ¼ of the SW ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.88 acres.

F. REZONING (REZ-010-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from High Density Residential (R-3) to General Commercial (GC) for Lots 1-5 of Block 2 of the Sax First Subdivision, located in the NW ¼ of Section 34, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.97 acres.

G. FINAL MINOR PLAT (FLP-013-2025) - Presented by City Planner, Natalie Birchak

To consider a Final Minor Subdivision Plat for the Sax Second Subdivision, being a replat of Lot 1 in Block 1 of the Sax First Subdivision, and Lots 1-5 of Block 2 of the Diamond Acres Subdivision, located in the NW ¼ of Section 34 of Section 34, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 10.37 acres.

4. PUBLIC COMMENT

5. ITEMS NOT ON AGENDA

6. WORK SESSION

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/NPkhRARq7LU>

This link will not be live until approximately 7:05 AM MT on November 24th

Teams Meeting: <https://tinyurl.com/2tmb9vna>

Teams Meeting ID: 243 532 715 775 3

Teams Phone #: 1-701-506-0320

Local Phone #: 701-456-7006

Meeting Passcode: kQ95Ap2M

Phone Conference ID: 781 131 291#

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.