



PLANNING AND ZONING MEETING AGENDA

Wednesday, July 09, 2025 at 7:10 AM
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

A. JUNE 11TH 2025 MINUTES

3. REGULAR AGENDA:

A. RENAISSANCE ZONE APPLICATION (REN-002-2025) - *Presented by City/County*

Planner, Steve Josephson

To consider a request for a Renaissance Zone Project at a property with the address of 716 Villard Street West, legally described as Lot 6, Block 18, Young's Fifth Addition Subdivision.

B. FINAL MAJOR PLAT (FLP-005-2025) - *Presented by City Planner, Natalie Birchak*

To consider a Final 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.

C. RENAISSANCE ZONE APPLICATION (REN-003-2025) - *Presented by City/County*

Planner, Steve Josephson

To consider a request for a Renaissance Zone Project at a property with the address of 1500 Villard Street West, legally described as Lots 14-18, Block 3, College Subdivision.

D. FINAL MINOR PLAT (FLP-006-2025) - Presented by City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Schmidt Minor Subdivision located in the SE ¼ of Section 33, Township 140 North, Range 95 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 7.77 acres.

E. REZONING (REZ-005-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agriculture (AG) and General Commercial (GC) to Rural Residential (RR) for Lot 1 of Block 1 of the proposed Schmidt Minor Subdivision located in the SE ¼ of Section 33, Township 140 North, Range 95 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 1.49 acres.

F. SPECIAL USE PERMIT (SUP-003-2025) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit amendment for a dog grooming home-based occupation in Low Density Residential (R-1) zoning at 270 29th Dakota Place. The property is legally described as Lot 7 in Block 4 of the Suncrest First Addition Subdivision in the NW ¼ of the SW ¼ of Section 2, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.27 acres.

G. ZONING TEXT AMENDMENT (ZTA-002-2025) - Presented by City Planner, Natalie Birchak

To consider a zoning text amendment to Section 62-162 "Development Regulations" of the City of Dickinson North Dakota Zoning Ordinance regarding increasing the minimum required lot size of Agriculture-zoned lots from five (5) acres to ten (10) acres.

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. PROPOSED LOT MODIFICATION AMENDMENT - Presented by City Planner, Natalie Birchak

B. CHICKEN PRESENTATION - Presented by June McCarty

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:
<https://youtube.com/live/wQKvobHwGPE>

This link will not be live until approximately 7:10 AM MT on July 9, 2025.

Teams Meeting: <https://tinyurl.com/2s4kz4hj>

Meeting ID: 261 902 382 784 3

Meeting Passcode: 7cN9WN3h

Teams Phone #: +1 701-506-0320

Local Phone #: 701-456-7006

Phone Conference ID: 952 931 474#

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