



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, October 08, 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  
Matthew Rothstein

## CALL TO ORDER

## ROLL CALL

## OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

### 1. ORDER OF BUSINESS:

### 2. MINUTES

#### A. SEPTEMBER 10TH, 2025 MINUTES

### 3. REGULAR AGENDA:

#### A. FINAL MAJOR PLAT (FLP-009-2025) - Presented by City Planner, Natalie Birchak

To consider a Major Subdivision Plat for the Stockert's 3rd Subdivision, being a replat of Lots 1-3 of Block 2 of the Stockert's 1st Subdivision and Lot 1 of Block 1 of the Stockert's 2nd Subdivision, located in the W ½ of Section 22, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 8.27 acres.

#### B. REZONING (REZ-007-2025) - 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 32-36 of Block 1 of the Heart River 4th Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.13 acres.

**C. ZONING TEXT AMENDMENT (ZTA-006-2025)** - Presented by City Planner, Natalie Birchak

To consider text amendments to Section 16-170 “Zoning” of the Environments chapter of the City of Dickinson Municipal Code regarding submittal of a site plan for oil well drilling in accordance with the North Dakota Century Code, and to Section 16-174 “Distance limitations and spacing requirements” of the Environments chapter of the City of Dickinson Municipal Code regarding City inspections of oil well sites.

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

**5. ITEMS NOT ON AGENDA**

**6. WORK SESSION**

**A. SHORT - TERM RENTAL PROPOSAL**

**7. ADJOURNMENT**

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

<https://youtube.com/live/hoaOW-HJQKI>

**This link will not be live until approximately 7:10 AM MT on October 8, 2025.**

**Teams Meeting:** <https://tinyurl.com/53km6hax>

**Teams Meeting ID:** 294 812 520 095 2

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

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

**Meeting Passcode:** Z6L7QR7W

**Phone Conference ID:** 840 450 114#

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