



PLANNING AND ZONING MEETING AGENDA

Wednesday, June 10, 2026 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

A. MAY 13TH, 2026 MINUTES

3. REGULAR AGENDA

A. FINAL MAJOR PLAT (FLP-003-2026) - Presented by City Planner, Natalie Birchak

To consider a Final Major Subdivision Plat for the Eagles Point Second Subdivision, being the replat of Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE $\frac{1}{4}$ of Section 18, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site is zoned Agriculture (AG). The site consists of +/- 40.01 acres.

B. SPECIAL USE PERMIT (SUP-002-2026) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit for a home-based sewing business located at 10679 35P Street SW on a property legally described as Lots 5 & 6, Block 1 of the Hafele Subdivision, located in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 140 North,

Range 95 West, in the City of Dickinson's Extra-Territorial Zone. The lot is zoned Rural Residential (RR). The site consists of +/- 2.28 acres.

C. REZONING (REZ-003-2026) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agricultural (AG) to Public (P) for All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone. The site consists of +/- 11.39 acres.

D. FINAL MAJOR PLAT (FLP-004-2026) - Presented by City Planner, Natalie Birchak

To consider a Final Major Subdivision Plat for the Dickinson South Cemetery Second Subdivision, being a parcel of land located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone. The site is zoned Agriculture (AG). The site consists of +/- 7.59 acres.

E. SPECIAL USE PERMIT (SUP-003-2026) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit for a cemetery on a property legally described as All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone. The site is zoned Agriculture (AG). The site consists of +/- 11.39 acres.

4. PUBLIC COMMENTS

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. HOUSING DISCUSSION - Presented by City Planner, Natalie Birchak

B. STORMWATER ORDINANCE UPDATE - Presented by City Engineer/Community Development Director, Josh Skluzacek

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/wioB8rxtnR0>

This link will not be live until approximately 7:05 AM MT on June 10, 2026.

Teams Meeting: <https://tinyurl.com/PZC06102026>

Teams Meeting ID: 252 240 531 609 78

Meeting Passcode: KG2Cd7kH

Teams Phone #: 1-701-506-0320

Phone Conference ID: 582 781 256#

Local Phone #: 701-456-7006

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.