



PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, June 11, 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
Matthew Rothstein

CALL TO ORDER

ROLL CALL

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

2. MINUTES

A. MAY 14TH 2025 MINUTES

3. REGULAR AGENDA:

A. REZONING (REZ-001-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Unzoned and Community Commercial (CC) to Public (P) for Part of Block 4 of the Nuhaven 2nd Addition Subdivision in the NW ¼ of the SE ¼ of Section 33, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 3.40 acres.

B. FINAL MINOR PLAT (FLP-001-2025) - Presented by City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the 16th St Business Plaza Addition Subdivision located in the SW ¼ of the NW ¼ of Section 34, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.21 acres.

C. FINAL MAJOR PLAT (FLP-002-2025) - Presented by City Planner, Natalie Birchak

To consider a Major Subdivision Plat for the Jerry Williams Subdivision located in the SE ¼ of Section 22, Township 139 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 35.66 acres.

D. FINAL MINOR PLAT (FLP-003-2025) - Presented by City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Badlands Storage Second Addition Subdivision located in the SE ¼ of the NE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 6.04 acres.

E. SPECIAL USE PERMIT (SUP-001-2025) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit amendment for a convenience storage facility in General Commercial zoning at 430 29th Street West. The property is legally described as Lot 1 in Block 1 of the Badlands Storage Subdivision, and Lot 1 in Block 1 of Tweeten's Third Addition Subdivision in the SE ¼ of the NE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 6.04 acres.

F. REZONING (REZ-004-2025) - 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 Lot 1 of Block 14 of the Koch's Meadow Hills 4th Addition Subdivision in the SW ¼ of the NW ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.573 acres.

G. FINAL MINOR PLAT (FLP-004-2025) - Presented by City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Reddish Corner Addition located in the NE ¼ of the NW ¼ of Section 3, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.385 acres.

H. SPECIAL USE PERMIT (SUP-002-2025) - Presented by: City Planner, Natalie Birchak

To consider a Special Use Permit for a group living facility in Community Commercial zoning at 2143 6th Avenue West. The property is legally described as the south 117 feet of Lot 3 and all of Lot 4 in Block 5 of Lutz's 1st Addition Subdivision, in the SE ¼ of the SE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.25 acres.

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. AG - DISTRICT MINIMUM TEXT AMENDMENT - Presented by City Planner, Natalie Birchak

B. LOT MODIFICATIONS - Presented by City Planner, Natalie Birchak

7. ADJOURNMENT

Planning and Zoning Commission Meeting:

Teams Meeting: <https://tinyurl.com/4xkvcb5b>

Teams Meeting ID: 217 095 790 724 7

Meeting Passcode: uf337iQ6

Teams Phone #: 1-701-506-0320

Phone Conference ID: 305 477 887#

Local Phone #: 701-456-7006

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