



PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, August 13, 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. JULY 9TH 2025 MINUTES

3. REGULAR AGENDA:

A. FINAL MINOR PLAT (FLP-007-2025) - Presented by: *City Planner, Natalie Birchak*

To consider a Minor Subdivision Plat for the Silvergate Addition Subdivision, being a replat of a Portion of Block C of the Messersmith & Simpson's 2nd Addition Subdivision, located in the SE $\frac{1}{4}$ of Section 3, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.556 acres.

B. PRELIMINARY MAJOR PLAT (PLP-003-2025) - Presented by *City Planner, Natalie Birchak*

To consider a Preliminary Major Subdivision Plat for the Stockert's 3rd Addition Subdivision, being a replat of Lots 1-3 of Block 2 of the Stockert's 1st Addition Subdivision and Lot 1 of Block 1 of the Stockert's 2nd Addition Subdivision, located in the W $\frac{1}{2}$ 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.

C. REZONING (REZ-006-2025) - Presented by *City Planner, Natalie Birchak*

To consider a Zoning Map Amendment from Low Density Residential (R-1) to General Commercial (GC) for Lot 3 of Block 1 of the Stockert's 1st Addition 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 +/- 3.4 acres.

4. WORK SESSION

- A. **90 MINUTE DOWNTOWN PARKING** - Presented by: City Planner Natalie Birchak
- B. **AUTO REPAIR CONCERNS** - Presented by: City Planner Natalie Birchak
- C. **OIL WELL SPECIAL USE PERMIT REQUIREMENT** - Presented by: City Planner Natalie Birchak
- D. **AIRBNB DISCUSSION** - Presented by: Local Residents

5. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

6. ITEMS NOT ON AGENDA

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/kK8wXvOEm6E>

This link will not be live until approximately 7:10 AM MT on August 13, 2025.

Teams Meeting: <https://tinyurl.com/ymzhu73m>

Teams Meeting ID: 292 248 806 069 7

Teams Phone #: 1-701-506-0320

Local Phone #: 701-456-7006

Meeting Passcode: 3rB2JS7b

Phone Conference ID: 773 584 766#

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