



PLANNING AND ZONING MEETING AGENDA

Wednesday, September 09, 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 Jahner
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. AUGUST 12TH, 2026 MINUTES

3. REGULAR AGENDA

A. PRELIMINARY MAJOR PLAT (PLP-006-2026) - Presented by City Planner, Natalie Birchak

To consider a Preliminary Major Subdivision Plat for the Gunwall Subdivision, being a portion of the SW $\frac{1}{4}$ of Section 24, Township 140 North, Range 97 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site is zoned Agricultural (AG). The site consists of +/- 5.00 acres.

B. REZONING (REZ-004-2026) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agricultural (AG) to Rural Residential (RR) for Lot 1 of Block 1 of the Gunwall Subdivision, located in the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 24, Township 140 North, Range 97 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 5.00 acres.

C. PRELIMINARY MAJOR PLAT(PLP-005-2026) - Presented by City Planner, Natalie Birchak

To consider a Preliminary Major Subdivision Plat for the Zowie Heights Addition Subdivision, being a portion of the SE ¼ of Section 27, 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 Agricultural (AG). The site consists of +/- 40.006 acres.

D. FUTURE LAND USE MAP AMENDMENT (FLM-001-2026) - Presented by City Planner, Natalie Birchak

To consider a Future Land Use Map Amendment from Agricultural to Commercial for Lot 1 of Block 1 of the proposed Zowie Heights Addition Subdivision, located in the SE ¼ of Section 27, 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 consists of +/- 30.00 acres.

E. REZONING (REZ-005-2026) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agricultural (AG) to General Commercial (GC) for Lot 1 of Block 1 of the proposed Zowie Heights Addition Subdivision, located in the SE ¼ of Section 27, 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 consists of +/- 30.00 acres.

F. ANNEXATION (ANX-001-2026) - Presented by City Planner, Natalie Birchak

To consider an Annexation Proposal for Lot 1 of Block 1 of the proposed Zowie Heights Addition Subdivision and the west 40 feet of right-of-way dedicated via the Zowie Heights Addition Subdivision, located in the SE ¼ of Section 27, 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 consists of +/- 30.64 acres.

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/FvUmSgpsS-U>

This link will not be live until approximately 7:05 AM MT on September 9, 2026.

Teams Meeting: <https://tinyurl.com/PZC09092026>

Teams Meeting ID: 250 270 787 635 88

Meeting Passcode: Es3Ko6Lg

Teams Phone #: 1-701-506-0320

Phone Conference ID: 653 776 296#

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.