



# PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, July 10, 2024 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  
Jo Marie Kadrmas  
Troy Bosch  
Val Decker  
Rick Haugen  
Aaron Johansen  
Mike Schwab

## CALL TO ORDER

## ROLL CALL

### PRESENT

Chairman Jason Fridrich  
Commissioner Dean Franchuk  
Commissioner Aaron Johansen  
Commissioner Mike Schwab  
Commissioner Troy Bosch  
Commissioner Val Decker

### ABSENT

Vice Chairman Scott Bullinger  
Commissioner Richard Haugen

## OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

Welcome new Commissioner, Zach Keller from Dickinson Park and Recreation Board.

## 1. ORDER OF BUSINESS:

Motion to approve order of business.

**Motion made by Commissioner Decker, Seconded by Commissioner Johansen.**

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen,  
Commissioner Schwab, Commissioner Bosch, Commissioner Decker

## 2. MINUTES

### A. JUNE 12TH 2024 MINUTES

Motion to approve minutes as presented.

**Motion made by Commissioner Bosch, Seconded by Commissioner Schwab.**  
Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen,  
Commissioner Schwab, Commissioner Bosch, Commissioner Decker

### 3. REGULAR AGENDA:

**A. SPECIAL USE PERMIT (SUP-003-2024)** - *Presented by: City/County Planner, Steve Josephson*

To consider a Special Use Permit for a Pet Day Care facility to be located at 644 4th Street West in the City of Dickinson. The property is legally described as Lot 11 and the West 50' of Lot 12 Block 6 of Youngs 2nd Subdivision. The site consists of +/- 0.12 acres.

Mr. Josephson presents the SUP request. The applicant wishes to open a pet daycare center for up to 8 dogs. There will be an area inside the garage and an outside area. All outside areas need to be fenced in. The applicant has reviewed the conditions of approval and is in agreement. They will have to come back every year for renewal. If they do not operate for two years the SUP will expire and the City may revoke the permit at anytime the applicant is not in compliance with the permit conditions. Mr. Josephson states staff recommends approval. Chairman Fridrich asks how we determine max pets. Mr. Josephson says is per sq ft. – he adds that it is not broken down by breed.

Neveah Baranko, applicant is present. She gives a summary on her business, and cleaning and sanitizing routines. She states it will be structure based with exercise and forced rest times. That will limit the nuisance of barking, etc. She will also be doing temperament testing before taking the dogs. Cameras will also be used. Vaccines will also be mandated. Play time will be three dogs or less. Her hours will be Mon - Fri 7:30am- 6:30pm. She states this will not be an overnight kennel.

Chairman Fridrich opens the public hearing.

Ronnie Weber lives on the same block. She has some concerns such as heating and cooling. She has concerns with the drainage in that area. She says other people are allowing their dogs to eliminate on peoples yards. She also asks about insurance that is carried. She asks if there be a sign, if there will be advertising. Ms. Baranko says the garage has heat and a/c. She says she can't control what other people do, but she will be picking up any waste. She says that a lot of time they go out to the lake for walking not always in the neighborhood, but she will be picking up in the area. She is applying for Kennel Pro insurance which would cover bites, injuries, damage and care.

Roger Heirenko is a block away from this location. He doesn't believe it is feasible to be in the city. He thinks there are enough dogs in the city. He is not in favor of the daycare.

The public hearing is closed.

Troy Bosch states there is a need for this service. He says the reason a lot of barking dogs are because they are left alone with no supervision. He hopes these owners will utilize this service. Mr. Schwab asks if we have any active SUPs right now for dog daycares. Staff believes there was one, but it has expired.

**Motion made by Commissioner Johansen, Seconded by Commissioner Decker.**

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Schwab, Commissioner Bosch, Commissioner Decker

**B. (REMOVED FROM AGENDA)**

REZONE (REZ-006-2024) - *Presented by: City/County Planner, Steve Josephson*

To consider a Zoning Map Amendment from Medium Density Residential (R2) to Community Commercial (CC) for a property legally described as Lots 3 & 4 Block 3 of Fisher East Side Second Subdivision located in the SW 1/4 of Section 2. Township 139 North, Range 96 West in the City of Dickinson's ETZ. The site consists of +/-1.46 acres.

**4. ITEMS NOT ON AGENDA**

Mr. Josephson speaks on the Vision West Workshop on July 19th.

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

**6. WORK SESSION**

**7. ADJOURNMENT**

**Motion made by Commissioner Decker, Seconded by Commissioner Schwab.**

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Schwab, Commissioner Bosch, Commissioner Decker