



PLANNING AND ZONING MEETING MINUTES

Wednesday, April 08, 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

PRESENT

Chairman Jason Fridrich
Vice Chairman Scott Bullinger
Commissioner Dean Franchuk
Commissioner Aaron Johansen
Commissioner Richard Haugen
Commissioner Zach Keller
Commissioner Mathew Rothstein

ABSENT

Commissioner Mike Schwab
Commissioner Val Decker

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve as presented.

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Keller, Commissioner Rothstein

2. MINUTES

A. MARCH 11TH, 2026 MINUTES

Motion to approve as presented.

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Haugen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,

Commissioner Johansen, Commissioner Haugen, Commissioner Keller,
Commissioner Rothstein

3. REGULAR AGENDA

A. PRELIMINARY MAJOR PLAT (PLP-002-2026) - Presented by City Planner, Natalie Birchak

To consider a Preliminary 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 ¼ of Section 18, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota. The site is zoned Agriculture (AG). The site consists of +/- 40.01 acres.

City Planner Birchak presents the major plat request to divide the property into eight five-acre lots for future residential development. Staff has not received any public comment and recommends approval. An accompanying rezone request will follow this item.

Andrew Schrank of Highlands Engineering, representing the applicant, provides further explanation of the development. He notes that access roads exist on both the west and east sides of the property. The applicant is proposing an access easement to ensure these roads meet emergency vehicle access requirements, as well as a water line easement for potential future Southwest Water service, which is not currently available.

Chairman Fridrich opens the public hearing.

Liz Storley, who owns the lot to the north, states that her concerns regarding road access and maintenance have been addressed.

Kenny Greni, who owns the lot to the south, voices no objections to the request but raises concerns about mailboxes along the road and dust control. Ms. Birchak suggests he contact the postal service and recommends that staff explore whether a cluster box should be included as part of the plat. Paving may be completed by the county in the future once the area is built out.

Chairman Fridrich closes the public hearing.

Motion to approve made by Commissioner Johansen, Seconded by Commissioner Rothstein.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Keller, Commissioner Rothstein

B. REZONING (REZ-002-2026) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agricultural (AG) to Rural Residential (RR) for Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE ¼ of

Section 18, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota. The site consists of +/- 40.01 acres.

Ms. Birchak presents the rezone request, which accompanies the previous item heard. Staff recommends approval. The rezone is being requested so the lots meet the AG 10-acre minimum.

Chairman Fridrich opens the public hearing. There being no comments, the hearing is closed.

Motion to approve made by Vice Chairman Bullinger, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Keller, Commissioner Rothstein

C. TRANSPORTATION PLAN UPDATE (CPU-001-2026) - Presented by City Planner, Natalie Birchak

To consider an ordinance that repeals and replaces the 2013 Transportation Master Plan, to align with the changes proposed in the 2025 Transportation Master Plan and Comprehensive Plan Update.

Ms. Birchak presents the Transportation Plan update. Community Development staff is requesting adoption of an updated Transportation Master Plan and Comprehensive Plan Update. This update updates numerous policies from the 2013 Transportation Master Plan, including reducing the required right-of-way dedication width, altering the required spacing between driveway approaches, and adding additional housing and land use policies. Staff recommends approval.

Fridrich asks how this aligns with the county. City-County Planner Steve Josephson was involved in both plans, and information has been shared with the road superintendents.

Chairman Fridrich opens the public hearing. There being no comments, the hearing is closed.

Motion to approve made by Commissioner Johansen, Seconded by Commissioner Franchuk.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Keller, Commissioner Rothstein

D. COMPREHENSIVE PLAN UPDATE (CPU-002-2026) - Presented by City Planner, Natalie Birchak

To consider an ordinance that amends the land use objectives and policies found in the 2013 Dickinson Comprehensive Plan, updates the Future Land Use Map, and updates the Urban Service Area map, to align with the changes proposed in the 2025 Transportation Master Plan and Comprehensive Plan Update.

Ms. Birchak presents the Comp Plan update. Community Development staff is requesting adoption of an updated Transportation Master Plan and Comprehensive Plan Update. This update updates numerous policies from the 2013 Transportation Master Plan, including reducing the required right-of-way dedication width, altering the required spacing between driveway approaches, and adding additional housing and land use policies. Staff recommends approval and has not received any public comment.

Fridrich asks about why the Shinagle property was not included in the Urban Service Boundary. City Engineer Skluzacek explains the challenges and that the property was not deemed necessary to meet the land requirements for estimated future growth. The property is located in the Urban Reserve, just not in our Urban Service Area, so if it is developed in the future, it may be included at that time.

Chairman Fridrich opens the public hearing. There being no comments, the hearing is closed.

Motion made by Commissioner Haugen, Seconded by Commissioner Keller.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Keller, Commissioner Rothstein

4. PUBLIC COMMENT

5. ITEMS NOT ON AGENDA

6. WORK SESSION

7. ADJOURNMENT

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Keller, Commissioner Rothstein

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/qUVmXiAeF6k>