



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, October 08, 2025 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
Matthew Rothstein

CALL TO ORDER

ROLL CALL

PRESENT

Chairman Jason Fridrich
Commissioner Dean Franchuk
Commissioner Aaron Johansen
Commissioner Richard Haugen
Commissioner Mike Schwab
Commissioner Val Decker
Commissioner Mathew Rothstein

ABSENT

Vice Chairman Scott Bullinger
Commissioner Zach Keller

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve as presented.

Motion made by Commissioner Franchuk, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen,
Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner
Rothstein

2. MINUTES

A. SEPTEMBER 10TH, 2025 MINUTES

Motion to approve as presented.

Motion made by Commissioner Decker, Seconded by Commissioner Schwab.

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein

3. REGULAR AGENDA:

A. FINAL MAJOR PLAT (FLP-009-2025) - Presented by City Planner, Natalie Birchak

To consider a Major Subdivision Plat for the Stockert's 3rd Subdivision, being a replat of Lots 1-3 of Block 2 of the Stockert's 1st Subdivision and Lot 1 of Block 1 of the Stockert's 2nd 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 +/- 8.27 acres.

City Planner Natalie Birchak presents the final major plat. The preliminary plat for this item was previously approved at the August 13th Planning and Zoning Commission meeting. The purpose of the plat is to combine the lots to allow for the construction of a commercial building. Previous rezoning and preliminary plat requests have received recommendations of approval from both the Planning and Zoning Commission and staff. No public comments have been received.

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

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

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein

B. REZONING (REZ-007-2025) - 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 Lots 32-36 of Block 1 of the Heart River 4th Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.13 acres.

Ms. Birchak presents the rezone request. The purpose of the rezone is to allow construction of four, four-unit multi-family residential buildings. One letter was received in opposition, citing concerns about increased traffic and cold storage. A development agreement will be required for the extension of 2nd Avenue SW to provide access to the lots, which will be dedicated as public right-of-way. The applicant is also vacating an easement within the plat to allow reconfiguration of the lot lines.

Chairman Fridrich opens the public hearing.

Kevin Praus, a neighbor to the property, speaks on behalf of the surrounding residents and submits a petition in opposition to the rezone. He states that neighbors have concerns regarding traffic, proximity to the school and fire station, property values, access, parking, and safety for children in the area. He notes that a previous rezone request for this property was denied. Mr. Praus highlights traffic issues along 7th Street SW, explaining that vehicles from weekly fire station meetings already create congestion. Chairman Fridrich notes that the proposal includes construction of an additional street to provide alternate access. Discussion follows regarding access to garages.

Ryan Fisher, neighbor, speaks in opposition echoing Mr. Praus' comments. He says he has had six mailboxes hit.

Brian Koskovich, a neighboring property owner, speaks in opposition to the request. He expresses concern regarding access to garages and believes there will be increased traffic issues along the newly constructed 2nd Avenue SW.

Presley Krebs, a recent resident in the area, also speaks in opposition. She states that they were informed 2nd Avenue was a public road and notes that their property does not have front access. They had intended to construct a shop in the rear of their property. She also comments that the roadway is already being used as a drag strip. Ms. Birchak clarifies that the developer will maintain access to the properties.

Commissioner Johansen states he has difficulty supporting the request given that all neighboring property owners are in opposition. Commissioner Franchuk asks about the previous denial mentioned by residents and whether there are records of that action. Ms. Birchak responds that staff has not yet researched that information but can do so. A neighbor notes that they have documentation of the prior request.

Parking requirements are discussed, with clarification that the proposal includes a total of 16 units—four buildings with four units each. Commissioner Decker asks whether the developer has held a town hall meeting with the neighbors. Mr. Skluzacek states that staff can request the developer to do so. Chairman Fridrich suggests tabling the item to allow additional coordination with neighboring residents and to obtain a site plan from the applicant. It is also noted that the adjacent property to the west is zoned R-2.

Motion to table.

Motion to table made by Commissioner Schwab, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein

C. ZONING TEXT AMENDMENT (ZTA-006-2025) - Presented by City Planner, Natalie Birchak

To consider text amendments to Section 16-170 “Zoning” of the Environments chapter of the City of Dickinson Municipal Code regarding submittal of a site plan for oil well drilling in accordance with the North Dakota Century Code, and to Section 16-174 “Distance limitations and spacing requirements” of the Environments chapter of the City of Dickinson Municipal Code regarding City inspections of oil well sites.

Ms. Birchak presents the text amendment, which removes the language referencing a “conditional use permit.” She explains that the amendment aligns the Dickinson Municipal Code with the North Dakota Century Code regarding the permitting of oil wells within city limits. Cities do not have the authority to permit or deny oil wells, as all approvals are handled through the State Industrial Commission. The amendment allows applicable uses to proceed following approval by the Industrial Commission. No public comments have been received.

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

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

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. SHORT - TERM RENTAL PROPOSAL

Ms. Birchak presents the discussion on short-term rentals. She explains that the current Municipal Code does not include a specific provision for this use, which means it is currently considered prohibited. Short-term rentals are defined as stays of fewer than 30 consecutive days and may be either hosted or un-hosted.

The Commission discusses both the benefits and potential negative impacts of short-term rentals, as well as how they relate to existing lodging services and bed-and-breakfast operations. Commercial uses within residential zoning districts and comparable regulations in other cities are also reviewed. Three potential regulatory approaches are presented: allowing the use through a Special Use Permit (SUP), by right, or by a simple license.

Chairman Fridrich asks whether property owners operating short-term rentals are currently paying applicable taxes. Mr. Josephson speaks about licensing processes and notes that many communities are still determining how best to address this issue. Staff expresses support for limiting short-term rentals to single-family homes and clarifies that accessory dwelling units (ADUs) would not be eligible for this use.

Chairman Fridrich states he would be in favor of a simple licensing process. Mr. Skluzacek comments that the City could make it an allowable use, keeping the process simple, with the option to escalate to an SUP if problems arise. Mr. Josephson notes that the County has also received similar inquiries. The Commission discusses possible limitations, noting that the existing housing shortage is a concern. Commissioner Decker adds that maintaining local ownership of short-term rental properties is important.

7. ADJOURNMENT

Motion made by Commissioner Decker, Seconded by Commissioner Schwab.

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/hoaOW-HJQKI>

This link will not be live until approximately 7:10 AM MT on October 8, 2025.