



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, October 18, 2023 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

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

Vice Chairman Scott Bullinger

Commissioner Dean Franchuk

Commissioner Richard Haugen

Commissioner Mike Schwab

Commissioner Jo Marie Kadrmas

Commissioner Troy Bosch

Commissioner Val Decker

ABSENT

Commissioner Aaron Johansen

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve order of business.

Motion made by Commissioner Decker, Seconded by Commissioner Haugen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,
Commissioner Haugen, Commissioner Schwab, Commissioner Kadrmas, Commissioner

Bosch, Commissioner Decker

2. MINUTES

A. SEPTEMBER 20TH, 2023 MINUTES

Motion to approve minutes as presented.

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

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Haugen, Commissioner Schwab, Commissioner Kadrmas, Commissioner Bosch, Commissioner Decker

3. REGULAR AGENDA:

A. REZONE (REZ-005-2023) - *Presented by: City Planner, Matthew Galibert*

To consider a Zoning Map Amendment from GC and CC to CC for a property located at 1005 East Villard and legally described as Lot 1C less 2 feet of the east boundary of Block 1 of the Kum & Go Addition.

City Planner Galibert states that this is a clean up item. He explains that when staff reviewed the plat it was noted that there were two zoning districts and it was non-conforming. He explains why it will be rezoned to CC instead of GC. Mr. Schwab asks if CC fits with what is already there. Mr. Galibert says it is the better choice for that area, and explains the reasons why the CC fits quite well. He explains the properties surrounding are all GC. Chairman Fridrich asks if this is a typical transition from GC to CC. Mr. Galibert says this is a way to get a less intensive transition.

The applicant is not present.

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

*I move the City of Dickinson Planning and Zoning Commission recommend **approval** of REZ-005-2023 Lot 1 of TCB Subdivision Rezone subject to the conditions above, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.*

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

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Haugen, Commissioner Schwab, Commissioner Kadrmas, Commissioner Bosch, Commissioner Decker

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. RENAISSANCE ZONE UPDATES - *Presented by: City/County Planner, Steve Josephson*

Mr. Josephson presents the Renaissance Zone Program updates. He states that the State Legislature has made a number of changes to the Century Code that will benefit developers. He presents a PowerPoint showing all the changes. He states that extensions of the Ren Zone may be granted in increments up to ten years; they were previously capped at five years. Communities may opt to have up to two exemptions, often referred to as islands. Mr. Josephson is looking for direction from the commission on an amendment to the City's development plan for Ren Zone participants to apply for a commercial property 8-year tax exemptions. And also, to start on the process to request a ten-year extension to the city's Ren Zone. He would also like to work on creating a second noncontiguous island. He also noted that once you remove a block from the Ren Zone, you cannot restore it. Mr. Schwab asks about residential vs commercial. Mr. Josephson can only think of one residential application that he knows of – they are not common. He says the city would have to weigh if the investment is worth it to grant the eight-year tax exemption. The city would have to gain letters of support from other tax entities. The board agrees to make the changes to the development plan to match century code.

7. ADJOURNMENT

Motion made by Commissioner Schwab, Seconded by Commissioner Franchuk.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Haugen, Commissioner Schwab, Commissioner Kadrmas, Commissioner Bosch, Commissioner Decker