



PLANNING AND ZONING MEETING MINUTES

Wednesday, March 11, 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 Mike Schwab
Commissioner Zach Keller
Commissioner Mathew Rothstein

ABSENT

Commissioner Val Decker

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve as presented.

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

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

2. MINUTES

A. FEBRUARY 11, 2026 MNUTES

Motion to approve as presented.

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Schwab.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,
Commissioner Johansen, Commissioner Haugen, Commissioner Schwab,
Commissioner Keller, Commissioner Rothstein

3. REGULAR AGENDA

A. FINAL MAJOR PLAT (FLP-001-2026) - Presented by City Planner, Natalie Birchak

To consider a Final Major Subdivision Plat for the Energy Center 6th Addition Subdivision, being a replat of Lots 1, 1A, and 2 of Block 1 of the Energy Center 3rd Addition Subdivision, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, in the City of Dickinson. The site is zoned General Industrial (GI) and Public (P). The site consists of +/- 70.71 acres.

Ms. Birchak presents and explains the final plat request. This preliminary plat was heard and approved at a prior Planning and Zoning meeting. There have been no public comments and staff recommends approval. The applicant is also present to answer any questions.

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 Schwab, Commissioner Keller, Commissioner Rothstein

B. ZONING TEXT AMENDMENT (ZTA-005-2026) - Presented by City Planner, Natalie Birchak

To consider a zoning text amendment to Table 62-162-2 "Table of Permitted Uses by Zoning District" in Section 62-162 "Development Regulations" of the Zoning Ordinance regarding prohibiting storage containers from being used as accessory structures in residential zoning districts.

Ms. Birchak presents and explains the zoning text amendment. This item has been heard and revised with commissioner suggestions from prior PZ work sessions. Community Development staff is requesting approval of zoning text amendments to the notes for Table 62-162-2: Permitted Uses by Zoning Districts, in Section 62-162: Development regulations, in Chapter 62-Zoning of the Dickinson Municipal Code, to prohibit the use of storage containers as accessory structures in residential zoning districts within City limits. This amendment also subjects storage containers located outside of the residential zoning districts to the same screening requirements as outdoor storage. Staff has not received any public comment and staff recommends approval.

A clarification was added that RR and AG outside of the city would not be subject to these requirements.

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

Commissioner Haugen asks about people who are already using these containers. Ms. Birchak explains existing container use would be grandfathered until the property is developed, such as when a building permit is issued. If the container is significantly altered, it may be classified as an accessory structure and would require a permit. This is also addressed in the building code.

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

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

C. ZONING TEXT AMENDMENT (ZTA-006-2026) - Presented by City Planner, Natalie Birchak

To consider a text amendment to Section 50-75 "Commercial use of sidewalks, streets and public grounds restricted.", and Section 50-76 "Permitted uses of sidewalks, streets, or other public grounds." of Chapter 50 – Streets, Sidewalks, and Other Public Places, of the City of Dickinson Municipal Code regarding definition changes and licensing requirements for mobile vendor vehicles.

Ms. Birchak presents and explains the ZTA. Community Development staff is requesting approval of text amendments to Section 50-75 – Commercial use of sidewalks, streets and public grounds restricted, and to Section 50-76 – Permitted uses of sidewalks, streets, or other public grounds, in Chapter 50-Streets, Sidewalks and Other Public Places, of the Dickinson Municipal Code, to update the definitions and licensing procedures relating to mobile vendors and mobile food units. Downtown Commercial zoning district will require a temporary use permit so parking spaces will not be lost. No public comments have been received. There was a public input meeting held with the food truck owners in Feb.

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

Benjamin Rae - Parks and Rec, asks about the corridor around the community center during events. The trucks would need to be set back 500 ft from the event.

Motion to approve made by Commissioner Keller, Seconded by Commissioner Schwab.

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

4. PUBLIC COMMENTS

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. CITY LIMIT ROW DISCREPANCIES - Presented by City Planner, Natalie Birchak

Ms. Birchak presents and explains the work session item. The City was made aware of discrepancies between the existing Dickinson city limits and the rights-of-way borders. Urban Area Boundary (UAB) extends beyond right-of-way (ROW) and City limits. Maintenance falls to the City.

Chairman Fridrich states that some areas may already be covered by maintenance agreements. He notes that addressing these discrepancies will be a complex process and asks whether the Commission wants to pursue action now or address the issue at the time of development.

City Attorney Wenko recommends moving forward with cleanup efforts, with priority given to major and minor arterial roads.

Chairman Fridrich suggests conducting additional research and engaging the public before taking further action.

B. DATA CENTER MODEL ORDINANCE - Presented by City Planner, Natalie Birchak

Ms. Birchak presents background information on the proposed ordinance. She explains that the City of Watford City has considered a one-mile buffer due to noise concerns from cooling units, and that some counties have implemented temporary moratoriums to allow time for regulation development.

Commissioner Haugen expresses interest in including a decommissioning plan requirement for data center facilities.

Chairman Fridrich states he would like to review guidance from the League of Cities but notes that the City appears to be on the right track.

Ms. Birchak explains that data centers are currently a prohibited use, as they are not defined within the City's code. She also notes that Stark County is developing a similar ordinance and that a draft version has been circulating statewide.

7. ADJOURNMENT

Motion made by Commissioner Schwab, Seconded by Commissioner Johansen.

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

Link for viewing Planning and Zoning Commission Meeting:

https://youtube.com/live/sM9T_ODpqCE