



PLANNING AND ZONING MEETING MINUTES

Wednesday, July 19, 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 Aaron Johansen
Commissioner Richard Haugen
Commissioner Mike Schwab
Commissioner Val Decker

ABSENT

Commissioner Jo Marie Kadrmas
Commissioner Troy Bosch

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

There is one change to the order of business. Item C. has been removed due to applicant request.

Motion to approve Order of Business.

Motion made by Commissioner Decker, Seconded by Commissioner Johansen.

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

2. MINUTES

A. June 21st, 2023 Minutes

Motion to approve minutes 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 Schwab, Commissioner Decker

3. REGULAR AGENDA:

A.

SPECIAL USE REQUEST (SUP-004-2023) - Presented by: Matthew Galibert

To consider a Special Use Permit Home-Based Business/Home Occupation to allow a dog grooming operation to be located at 849 16th Avenue E within the City of Dickinson.

City Planner, Matthew Galibert presents the SUP request. He explains the garage will be turned into a dog grooming facility. There will be one dog at a time and the dogs will not be outside. Staff believes the applicant meets all regulations. City staff has not received any comments from the public regarding the request. There are conditions attached to the SUP that will need to be met.

Calie Brewer is the owner of the business. She is present to answer any questions. Chairman Fridrich asks if she is in agreement to the conditions that were proposed; she states is agreeable.

The public hearing is open. There are no public comments.

I move the City of Dickinson Planning and Zoning Commission recommend Approval of SUP-004-2023 The Barking Lot Home-Based Business/Home Occupation Special Use Permit petition, 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.

(see any conditions of approval on Resolution/Ordinance)

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

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

B.

REZONE (REZ-004-2023) - Presented by: Matthew Galibert

To consider a Zoning Map Amendment from AG to R3 for a property legally described as the SE 2.5-acre portion of Lot 1, Block 6, of the Pinecrest Subdivision. This property is located in the City of Dickinson.

Mr. Galibert presents the rezone request. He explains that the original request was made as a rezone to GC and has been amended to LC and then to R3. If this rezone is approved there will also be an irregular plat request approved that has been submitted by the applicant.

Toni Haider with Christianson Companies is present and gives a history of the property and states that this will define the portion that is owned by them.

The public hearing is open. There being no comment the public hearing is closed.

Mr. Galibert explains the legal ad was advertised as GC and had been changed after publishing; there was a correction placed in the press to LC, but then again changed to R3. He explains that this amendment it is a less intensive use and follows that correction. The applicant did put in the request in writing and that is on file.

Val Decker states that she will be abstaining from the vote.

I move the City of Dickinson Planning and Zoning Commission recommend Approval of REZ 004-2023, the Pinecrest 40 LLC rezoning petition from AG to R3 as being compliant with the City of Dickinson Comprehensive Plan, as meeting all the requirements of the Dickinson Municipal Code, and also being in the interest of the public health, safety and welfare.

(see any conditions of approval on Resolution/Ordinance)

Motion made by Commissioner Johansen, Seconded by Commissioner Franchuk.

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

Voting Abstaining: Commissioner Decker

C.

PRELIMINARY/FINAL PLAT (FLP-005-2023) - Presented by: Matthew Galibert

To consider a Preliminary/Final Plat for Heart River Bottoms Subdivision located in the NE1/4 and in a portion of SE 1/4 of Section 8, Township 139N, Range 96W located within the City of Dickinson's Extra-Territorial Zone. The site consists of +/- 17.35 acres.

REMOVED FROM AGENDA

- 4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA**
- 5. ITEMS NOT ON AGENDA**
- 6. WORK SESSION**
- 7. ADJOURNMENT**

7:25 am

Motion made by Commissioner Decker, Seconded by Commissioner Franchuk.

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

Information for viewing Planning and Zoning Commission Meeting:

Meeting Information: <https://tinyurl.com/PZ-07-19-2023-MtgInfo>