



# PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, July 10, 2024 at 7:10 AM  
City Hall – 38 1st Street West Dickinson, ND 58601

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## 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**

**OPENING CEREMONIES: PLEDGE OF ALLEGIANCE**

**1. ORDER OF BUSINESS:**

**2. MINUTES**

**A. JUNE 12TH 2024 MINUTES**

**3. REGULAR AGENDA:**

**A. SPECIAL USE PERMIT (SUP-003-2024)** - *Presented by: City/County Planner, Steve Josephson*

To consider a Special Use Permit for a Pet Day Care facility to be located at 644 4th Street West in the City of Dickinson. The property is legally described as Lot 11 and the West 50' of Lot 12 Block 6 of Youngs 2nd Subdivision. The site consists of +/- 0.12 acres.

**B. (REMOVED FROM AGENDA)**

**REZONE (REZ-006-2024)** - *Presented by: City/County Planner, Steve Josephson*

To consider a Zoning Map Amendment from Medium Density Residential (R2) to Community Commercial (CC) for a property legally described as Lots 3 & 4 Block 3 of

Fisher East Side Second Subdivision located in the SW 1/4 of Section 2. Township 139 North, Range 96 West in the City of Dickinson's ETZ. The site consists of +/-1.46 acres.

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

**Link for viewing Planning and Zoning Commission Meeting:**

<https://www.dickinsongov.com/meetings>

**This link will not be live until approximately 7:05 am on July 10, 2024.**

**Teams Meeting:** <https://tinyurl.com/PZ-07-10-2024-Teams>

**Teams Meeting ID:** 225 351 863 098      **Meeting Passcode:** gEdeoD

**Teams Phone #:** 1-701-506-0320      **Phone Conference ID:** 888 406 227#

**Local Phone #:** 701-456-7006

***Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator by the Friday preceding the meeting.***



# PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, June 12, 2024 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 Val Decker

### ABSENT

Commissioner Aaron Johansen  
Commissioner Troy Bosch

## OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

### 1. ORDER OF BUSINESS:

Motion to approve order of business as presented.

**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 Decker

### 2. MINUTES

#### A. MAY 8TH, 2024 MINUTES

Motion to approve minutes as presented.

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

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

**3. REGULAR AGENDA:**

**A. FINAL MAJOR PLAT (FLP-012-2024)** - Presented by City Engineer/Community Development Director, Josh Skluzacek

To consider a Final Plat for Energy Center 6th Addition Subdivision, the Replat of a portion of Lot 1, Block 1 Energy Center 3rd Addition, located in the SE ¼ of Section 1, Township 139 North, Range 96 West, located in the City of Dickinson. The site consists of +/- 44.11 acres.

Mr. Skluzacek presents the final plat request. There is five lots and a right of way dedication on this plat. This will give access to the new National Guard Readiness Center. The preliminary plat was heard at the April PZ meeting and recommended for approval. There will be a few changes to the Development Agreement. One is in 2024 the City is looking at actively looking for a DOJ grant for infrastructure – which we intend to include the infrastructure included in this dedicated right of way. It creates access and also a looping watermain system for their facility. If the City is not successful in 2024 with the grant, they will apply in 2025 and renegotiate where the plat stands and that right of way. Staff recommends approval. Mr. Fridrich asks if they need this road to be put in for access. Mr. Skluzacek states they are utilizing a secondary access off of Energy Drive.

Andrew Schrank, Highlands Engineering who is representing the applicant is present. He is here for any questions. He states there have been no changes since the preliminary plat.

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

**Motion to approve made by Commissioner Haugen, Seconded by Commissioner Schwab.**

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

**B. FINAL MAJOR PLAT (FLP-013-2024)** - Presented by City Engineer/Community Development Director, Josh Skluzacek

To consider a Final Plat for Southfork Acres 2nd Subdivision located in the SE ¼ of Section 16, Township 139 North, Range 96 West, located in the City of Dickinson's ETZ. The property is currently legally described as Southfork Acres Subdivision Lot 1B Block 2. The site consists of +/- 51.11 acres.

Mr. Skluzacek presents the final plat request. This was heard and approved previously by the PZ commission. No changes have been made on the plat since that time.

Mr. Schrank is present, representing the applicant. He states there is a one change on the plat – an addition of an east to west water easement/SW Water line. Mr. Fridrich asks about paving the ROW on the access roads. Mr. Shrank says the motion was to follow county policy. Mr. Skluzacek recollects that we discussed paving it up to the ROW line. It is discussed to add it into the DA. Mr. Schrank wants to clarify what is in the county policy. He has seen some other new developments that have not paved their approaches.

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

**Motion to include paving the ROW verbiage added the DA**

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

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

**C. FINAL MAJOR PLAT (FLP-014-2024) – Presented by City Engineer/Community Development Director, Josh Skluzacek**

To consider a Final Plat for The DSU Athletic Complex 2nd Addition Subdivision Being a Replat of Lot 1, Block 1 DSU Athletic Complex Addition and a Parcel of Land in the W ½ of Section 4, Township 139 North, Range 96 West located on the City of Dickinson. The site consists of +/- 58.57 acres.

Mr. Skluzacek presents the final plat. This will combine the 1st DSU Athletic complex with the unplatted land to the south. (include ROW dedication). This was heard and approved at a prior PZ meeting. He states traffic circulation is something they are looking at on State Avenue. There will be some changes to design as the rodeo grounds prepare for construction. He also adds that there is a known stormwater concern in the area so we have asked the applicant to look at this holistically and provide a stormwater report. Staff recommends approval.

Mr. Schrank is representing the applicant. He states no changes were made to the plat. They are in agreeance with the conditions. They will be submitted with the building application. He wants to make sure those won't hold up recording of the plat. He adds that site work would be done with the building permit. Mr. Skluzacek agrees with that. They have gone through the stormwater calculations. It is subject to staff review and concur with their findings.

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

**Motion to approve made by Commissioner Kadrmas, Seconded by Commissioner Franchuk.**

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

Commissioner Decker

**D. REZONE (REZ-005-2024)** - *Presented by: City/County Planner, Steve Josephson*

To consider a Zoning Map Amendment from Agricultural (AG) to Rural Residential (RR) for a property located in the SW 1/4 of Section 30. Township 140 North, Range 96 West located in the City of Dickinson's ETZ. The site consists of +/-20 acres.

Mr. Josephson presents the rezone request. He says there is a companion plat application that will also be heard today. He states it is consistent with the comprehensive plan. He states it is similar to the Southfork Acres plat. Staff recommends approval subject to findings in the staff report.

Mr. Schwab asks about the 50' street on one side and the private road easement on the other. Mr. Skluzacek clarifies what the transportation masterplan shows. If a future road is built as shown on the plan, this private drive would be as far away as possible would be best to avoid intersection concerns.

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

**Motion made by Commissioner Franchuk, Seconded by Commissioner Decker.**

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

**E. PRELIMINARY MAJOR PLAT (PLP-005-2024)** - *Presented by: City Engineer/Community Development Director, Josh Skluzacek*

To consider a Preliminary Plat for the Wood Acres Subdivision located in the SW 1/4 of Section 30, Township 140 North, Range 96 West located in the City of Dickinson's ETZ. The site consists of +/- 20 acres.

Mr. Skluzacek presents the preliminary plat. The applicant intends to subdivide into three lots for residential purposes. There is a collector road to the north side of this property and a minor arterial to the east. There is a written statement provided by applicant requesting ROW dedication be vacated back to owner after ten-year period of time if the city does not construct the roadways on this plat. We are working on comp plan and transport plan updates. Our recommendation is we go forward with a 25 year period of time. If we have not constructed any infrastructure the owners could do a ROW vacation. It would not be automatic they would have to follow the vacation process. Staff recommends approval. Mr. Josephson says the century code and city's municipal code lay out procedure for vacating ROW.

Bob Procive, Interstate Engineering, is representing the applicant. He believes the applicant would be open to the 25-year plan but he likes Chairman Fridrich's idea that if the transportation plan shows something different the city would be open to vacating sooner. He would like some verbaige on the plat that whoever owns this they may pursue with vacating the row. Mr. Fridrich says they can always come back to the PZ and negotiate - we can't look that far into the future. Once the new plans have been

fully adopted, they could come back to amend. Ms. Wenko says to address this on the plat is to provide for the ROW and make it so the city would have the ROW at 25 years but no greater than, with language for the applicant to come back and based on the board's discretion, could reapply to have it reduced. We could also add language in there that the city would have the ability, absent any other decision, that that ROW would be dedicated for 25 years. Mr. Procive asks if the N/S ROW could be reduced to 33'. Mr. Skluzacek agrees and that it should be on the face of the plat.

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

**Ms. Decker motions to recommend approval with the exceptions of what was laid out regarding the vacation ROW.**

**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 Decker

#### **4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA**

#### **5. ITEMS NOT ON AGENDA**

Mr. Fridrich speaks on the accident on watertower hill this past week. He has had some calls from residents. Mr. Skluzacek will have conversations with PD and see what we can do. Possibly a beacon flashing light.

Mr. Stevenson speaks on a Vision West Conference being held on the 19th.

#### **6. WORK SESSION**

#### **7. ADJOURNMENT**

**Motion made by Commissioner Schwab, Seconded by Commissioner Haugen.**  
 Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Haugen, Commissioner Schwab, Commissioner Kadrmas, Commissioner Decker

**From:** Jotform  
**To:** Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Nicole Snyder; Nicole Snyder  
**Subject:** Re: Unified Development Application  
**Date:** Thursday, June 6, 2024 9:02:24 AM  
**Attachments:** 5934953257446488937\_signature\_19.png  
5934953257446488937\_signature\_23.png  
Plum\_Creek\_Canines\_Pre-Application\_Letter.pdf  
deed.pdf  
KEY(1).png  
Transmittal Letter.pdf  
5934953257446488937\_signature\_19.png  
5934953257446488937\_signature\_23.png



Unified Development Application

Have you met with Planning Staff regarding your application? Yes

Please upload the letter or counseling form you received following your pre-application meeting: Plum Creek Canines Pre-Application Letter.pdf

Type of Development Special Use Permit

Name Neveah Baranko

Company Plum Creek Canines

Applicant Email plumcreek.canines@gmail.com

Applicant Phone # (701) 290-8715

Owner Name Kristena Messall

Owner Address 644 4th St W, Dickinson, North Dakota, 58601

Owner Email plumcreek.canines@gmail.com

Owner Phone # (701) 290-8715

Is the owner present to Sign Yes

Signature



Kristi Messall

Will this application require any other action to complete the development?

No

	1/4 Section	Township	Range
Description	SW¼ of the NE¼ of Section 4	Richardton	96 West

Legal - Lot/Block/Addition

	Lot	Block	Addition
Description	11,12	6	Young's Second

Property Address / General Project Location

466 4th St W Dickinson ND 58601

Total Square Footage or Acreage of Subject Property

Roughly 7475 sq ft

Existing Future Land Use Map Category

Residential

Existing Zoning

R3 - High Density Residential

Existing Use

Residential Single Family

Overlay District Description

N/A

Special Use Permit for the following Use:

Dog day care

Site Exhibit - Not Less than 1" = 20' Scale

[KEY\(1\).png](#)

Transmittal Letter (Explanation of Request & Proposed Operations)

[Transmittal Letter.pdf](#)

Rezone Calc Multiplier

0

Minor Platting Multiplier	0								
Prelim Platting Multiplier	0								
Major Platting Multiplier	0								
Application Calc	350								
Deed for Property	<a href="#">deed.pdf</a>								
Application Fees	<table><tr><td>Applicable Fees</td><td>350.00 USD</td></tr><tr><td colspan="2"><hr/></td></tr><tr><td>Total:</td><td>\$350.00</td></tr><tr><td>Transaction ID:</td><td>p1tvhswg</td></tr></table>	Applicable Fees	350.00 USD	<hr/>		Total:	\$350.00	Transaction ID:	p1tvhswg
Applicable Fees	350.00 USD								
<hr/>									
Total:	\$350.00								
Transaction ID:	p1tvhswg								
<b>Payer Information</b> <hr/>									
First Name:	Neveah								
Last Name:	Baranko								
E-Mail	plumcreek.canines@gmail.com								

Applicant Signature

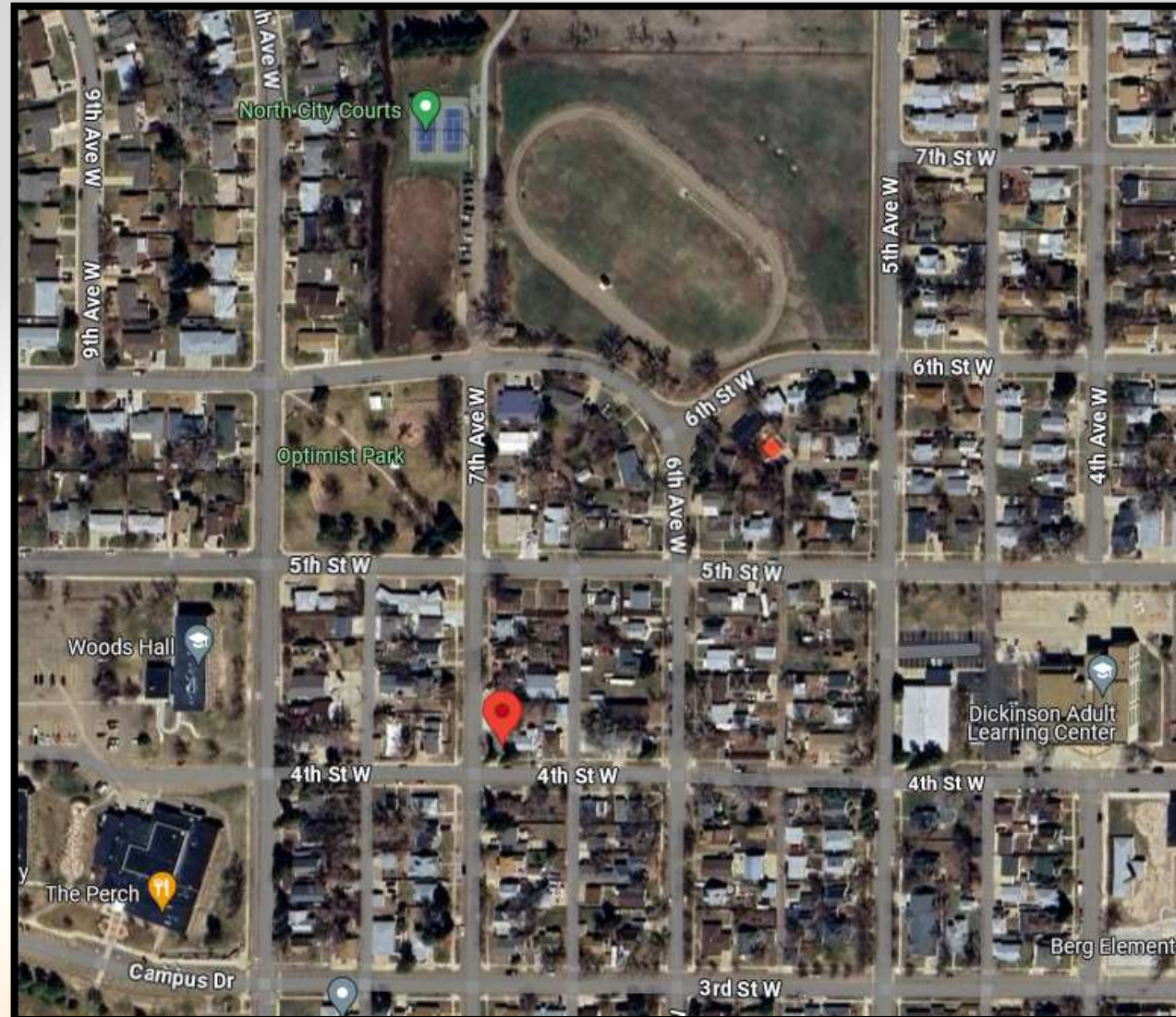


Date 06-06-2024

You can [edit this submission](#) and [view all your submissions](#) easily.

# PLUM CREEK CANINES – SUP DOG DAYCARE

Section 3. Item A.



# PLUM CREEK CANINE PET CARE CENTER SUP-003-2024 ZONING MAP





# PLUM CREEK CANINE PET CARE CENTER SUP-003-2024 LOCATION MAP

Section 3. Item A.

**Neveah Baranko**

644 4th St W  
Dickinson ND 58601  
[plumcreek.canines@gmail.com](mailto:plumcreek.canines@gmail.com)  
701-290-8715

To whom it may concern,

I hope this letter finds you well. I am writing to formally apply for a special use permit for a dog day care and training business, which I intend to operate at the address above. It is my sincere belief that this venture will serve the needs of pet owners and community members. By offering a convenient day care option for dog owners, we aim to alleviate some of the challenges faced by working individuals who may struggle to balance their professional and pet care responsibilities in a way that does not disrupt the community.

At Plum Creek Canines, our mission is to provide a safe, structured, and enriching environment for dogs while their owners are at work or otherwise occupied. Unlike typical dog daycares, Plum Creek Canines will operate using a structured schedule that rotates dogs through one-on-one activities, training, and necessary rest times. This results in calm, quiet, and better mannered dogs all around. We understand the importance of adhering to city regulations and guidelines, which is why we are seeking approval for a special use permit.

All dogs will be required to have up-to-date vaccines including rabies, distemper, and parvo. Females in heat will not be allowed to attend. Plum Creek Canines will house a maximum of 8 dogs at a time.

In order to have optimum security, we will take multiple measures. Cameras will be installed in both rooms of the garage, in the outdoor exercise areas, the exterior of the garage, and at the pick up/drop off area. When dogs are not being actively supervised, they will be in secure kennels. Plum Creek Kennels will operate using a double-barrier system. This entails using gating/fencing, closed doors, and leashes. Other than when dogs are pottying, dogs will be on leash at all times. When owners drop off dogs, they will be required to wait in their cars, and I will go out to personally bring the dog in the garage on leash. Similarly, during pick up times, I will personally take the dog out to their vehicle on leash.

Before being admitted into care, each dog will require an in-depth questionnaire to address any behavioral and health concerns. In addition, each dog will go through an in-person temperament evaluation to make sure they positively interact with other people, dogs, and are well-mannered in a daycare environment. Dogs will not be required to interact with each other and will only be in play groups of 2-3 other dogs of compatible temperaments.

The daycare will operate within the property's garage, roughly 800 square feet. Within this space, the dogs will receive personal spacious kennels as well for required rest. The fenced outdoor exercise space is roughly 255 with a gravel base. The fence is a chain link fence with privacy slats and stands at 6 feet high. It has two gates on opposite ends that will remain locked at all times. The second exercise area is between the garage and the house on the property at

roughly 275 square feet. While it is not fenced, dogs will be on leash and supervised at all times in this area. This area is primarily decking and patio tiling. All exercise areas are able to provide shade through the use of buildings/or trees. Ventilation will be provided through the means of two walk-in doors, three garage doors, and a vent. Lighting will be provided by both windows and overhead light. Dogs will only be outside while supervised.

All equipment and interiors to be used will be washable or plastic or metal to allow for easy hand-cleaning or a fabric that allows it to be cleaned through a washing machine. All food supplies will be stored in sealed containers. Uneaten food will be promptly thrown away. The on-property house will be used to wash and sanitize smaller items such as bedding, bowls, training supplies, and other such items. Spot cleaning will be conducted daily as needed to keep the facility free of accumulating hair, dirt, and other such messes. The facility will further be mopped and scrubbed with pet-friendly cleaning agents and allowed to air dry weekly, or more often as needed. All bedding, training tools, bowls, kennels, and other such supplies will be washed and sanitized between uses of dogs. During the warmer months, this space will be washed weekly or more often as needed with water. Additionally, waste will be thrown away in separate bags, within a bag-lined lidded trash can.

Fire extinguishers and alarms will be placed in both rooms of the garage. Leashes will be available on each individual kennel as well as at exits in case of an emergency.

Customers will have access to four parking spaces within the driveway.

I have applied for insurance through KennelPro.

Our goal is to promote responsible pet ownership, enhance the bond between humans and their pets, and contribute to a happier, healthier community overall. We are committed to ensuring that our business operations comply with all zoning ordinances and regulations set forth by the city. We recognize the importance of being good neighbors and will take all necessary measures to minimize any potential impact on surrounding properties.

I respectfully request that the City Commission consider our application for a special use permit favorably. I am available to provide any additional information or answer any questions you may have regarding our proposal. Thank you for your time and attention to this matter.

Sincerely,

Neveah Baranko



PLUM CREEK CANINES  
SUP  
DOG DAYCARE

To: City of Dickinson Planning and Zoning Commission  
From: City of Dickinson Community Development Services  
Date: July 3, 2024  
Re: SUP-003-2024 Special Use Permit Pet Day Care

**OWNER**

Kritena Messail  
644 4<sup>th</sup> Street West  
Dickinson ND 58601

**APPLICANT**

Neveah Baranko/Plum Creek Canines  
644 4<sup>th</sup> Street West  
Dickinson ND 58601

<b>Public Hearing</b>	July 10, 2024	Planning and Zoning Commission
<b>City Commission</b>	July 16, 2024	

**Request:** To consider a special use permit application for a pet day care center for a maximum of eight (8) dogs. The pet day care would be located at 644 4<sup>th</sup> Street West. The property is zoned High Density Residential (R3).  
Staff recommends Approval subject to conditions.

<b>CURRENT ZONING</b>	<b>R-3</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>0.12</b>

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R3	Single-family residential
East	R3	Single-family residential
South	R3	Single-family residential
West	R3	Single family residential



**OPERATION:** According to the applicant's transmittal letter, the proposed pet day care will service up to a maximum of eight (8) dogs.

Proposed hours of operation are 7:30 a.m. to 6:30 p.m. Mondays through Friday. The applicant indicated she will be the sole employee.

The property is developed with a single-family residence and an 800 square foot detached accessory structure. The day care will operate within the 800 square foot detached accessory structure.

The applicant proposed a minimum of four (4) off street parking spaces to be located on the detached accessory structure's driveway.

The applicant proposed to utilize two outdoor exercise area:

- An outdoor 255 square foot exercise area with a six-foot chained link fence; and
- A 275 square foot patio area where dogs will be on leashes.

According to Section 39.06.005g. of the City Zoning Ordinance any portion of the premises where pets are permitted outdoors shall have be fenced in accordance the City code. Such fence shall be maintained in good condition so as to mitigate the visual and audial effects of the operation, and to properly contain any pets permitted in that area.

According to Section 39.06.005g. of the City Zoning Ordinance the applicant shall maintain the following:

- Current vaccination records;
- An insurance policy specific to the risks associated with operating a pet day care center which shall include, but not be limited to, coverage protecting the general public in the event of animal bites and property damage caused by loose or escaped animals;
- The play area for pets shall provide for a minimum of 75 square feet per pet, provided that the maximum number of pets allowed at any one facility shall be ten, including animals owned by the permit holder. The permit issued by the City shall be displayed prominently at the site, and shall contain the calculation of the Planning Department as to the authorized number of animals.

Section 39.06.005g. of the City Ordinance also requires the following:

- The permit holder shall appear annually before the Planning and Zoning Commission for renewal of the permit. The Planning Department may require an annual site inspection prior to renewal;
- Any permit issued under this Section shall be non-transferrable as to the permit holder and/or the premises to be permitted. A permit holder may not relocate their operation using the same permit. A permit approved at a particular location may not be transferred to a new individual or business; and
- Complaints regarding dog bites, nuisance animals, or excess noise shall be investigated by the Police Department.

**COMPATIBILITY WITH LOCAL USES:** The proposed Pet Day Care would be located in an existing single-family structure within a residential neighborhood. As a pet day care generally serves as a residential support service, the proposed location is in an appropriate location.

**COMPLIANCE WITH ZONING REGULATIONS:** According to Table 4-2 as found in Section 39.04.005 of the Zoning Code, operation of a Pet Day Care center in the R-3 zoning district requires approval of special use permit by the City Commission.

Staff reviewed the proposed Pet Day Care using the criteria in Table 12-1 as found in Section 39.12.003 of the Zoning Code. Staff found the proposed Pet Group Day Care met those criteria. In accordance with Section 39.12.003 of the Zoning Code, the SUP shall become void two years after its effect date if the applicant has not carried out development or occupancy during that period. Also, in accordance with Section 39.12.003 of the Zoning Code, the City Commission may revoke a Special Use Permit should the operation of the use subject to such permit violate the conditions under which the permit was granted

**Public Input:** As of the date of this this, City staff has not received any public comments.

**Staff Recommendation:** The City Community Development Team staff recommends approval subject to the following conditions:

- **The maximum number of pets shall be limited to eight (8).**
- **Operation of the pet day care center shall be as described in this staff report as well as in the material found in Attachment A.**
- **All outdoor areas shall be fenced in accordance with the City Zoning Ordinance.**
- **The permit holder shall appear annually before the Planning and Zoning Commission for renewal of the permit. The Planning Department may require an annual site inspection prior to renewal.**
- **The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.**
- **Operation of the Pet Day Care Center shall comply with all applicable City, County, State and Federal regulations.**

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **the SUP -003-2024 Plum Creek Canines Pet Day Care** petition, subject to the conditions above, as being consistent with the City of Dickinson Comprehensive Plan and as being compliant with the City of Dickinson Zoning Ordinance and also being in the interest of the public health, safety and welfare "*

**(AND) the following additional requirements (IF THE PLANNING AND ZONING COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

1. \_\_\_\_\_;
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*"I move the Dickinson Planning and Zoning Commission recommend Denial of **SUP -003-2024 the Plum Creek Canines Pet Day Care** petition as NOT being consistent with the City of Dickinson Comprehensive Plan and as not being compliant with the City of Dickinson Zoning Ordinance and as being contrary to interest of the public health, safety and welfare."*