



PLANNING AND ZONING MEETING AGENDA

Wednesday, July 08, 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

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

2. MINUTES

A. JUNE 10TH, 2026 MINUTES

3. REGULAR AGENDA

A. FINAL MINOR PLAT (FLP-005-2026) - Presented by City Planner, Natalie Birchak

To consider a Final Minor Subdivision Plat for the Country Oaks Estates Fourth Addition Subdivision, being the replat of All of Lots 1, 2, & 3 of Block 10 of the Country Oaks Estates Addition Subdivision, located in the SE ¼ of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. The site is zoned Medium-Density Residential (R-2). The site consists of +/- 0.73 acres.

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

https://youtube.com/live/4O_AU1klqMY

This link will not be live until approximately 7:05 AM MT on July 8, 2026.

Teams Meeting: <https://tinyurl.com/PZC07082026>

Teams Meeting ID: 247 393 682 430 66
Teams Phone #: 1-701-506-0320
Local Phone #: 701-456-7006

Meeting Passcode: zr3kD2Uh
Phone Conference ID: 156 162 843#

Persons desiring to attend the meeting who require special accommodations are asked to contact the City Administrator at (701) 456-7744 by the Friday preceding the meeting.



PLANNING AND ZONING MEETING MINUTES

Wednesday, June 10, 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

Vice Chairman Scott Bullinger

Commissioner Dean Franchuk

Commissioner Richard Haugen

Commissioner Mike Schwab

Commissioner Val Decker

Commissioner Mathew Rothstein

ABSENT

Chairman Jason Fridrich

Commissioner Aaron Johansen

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 Schwab.

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

2. MINUTES

A. MAY 13TH, 2026 MINUTES

Motion to approve as presented.

Motion made by Commissioner Decker, Seconded by Commissioner Haugen.

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

3. REGULAR AGENDA

A. FINAL MAJOR PLAT (FLP-003-2026) - Presented by City Planner, Natalie Birchak

To consider a Final Major Subdivision Plat for the Eagles Point Second Subdivision, being the replat of Lot 2 of Block 1 of the Eagles Point Subdivision, located in the SE ¼ of Section 18, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson’s Extra-Territorial Zone (ETZ). The site is zoned Agriculture (AG). The site consists of +/- 40.01 acres.

Ms. Birchak presents the final plat request. She explains that the purpose of this plat is to divide the lot for future residential development. An associated rezone from AG to RR was approved at the April P&Z meeting to bring the five-acre lots into compliance with municipal code. Staff has not received any comments and recommends approval contingent on the rezone being approved by the City Commission.

Andrew Schrank, Highlands Engineering is representing the applicant is present for any questions.

Vice Chair Bullinger opens the public hearing. There being no comments, the hearing is closed.

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

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

B. SPECIAL USE PERMIT (SUP-002-2026) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit for a home-based sewing business located at 10679 35P Street SW on a property legally described as Lots 5 & 6, Block 1 of the Hafele Subdivision, located in the NW ¼ of the SW ¼ of Section 32, Township 140 North, Range 95 West, in the City of Dickinson’s Extra-Territorial Zone. The lot is zoned Rural Residential (RR). The site consists of +/- 2.28 acres.

Ms. Birchak presents the SUP request. She states the purpose of this SUP is to allow a home based sewing business in an RR zoned lot. Staff has not received any comments and recommends approval subject to the conditions on the staff report.

- Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Friday.
- Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A.
- 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 home-based business/home occupation shall comply with all applicable City, County, State and Federal regulations.

John and Kie Lie Mosbrucker are present for any questions. They are agreeable to all the conditions listed on the staff report.

Vice Chair Bullinger opens the public hearing. There being no comments, the hearing is closed.

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

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

C. REZONING (REZ-003-2026) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agricultural (AG) to Public (P) for All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson’s Extra-Territorial Zone. The site consists of +/- 11.39 acres.

Ms. Birchak presents the rezone request. She explains the purpose of the subdivision of the property to sell as cemetery lots. The plat request was approved two years ago but never recorded. Changes to the municipal code since that time necessitated this action in order to meet minimum lot size requirements. Staff has not received any comments and recommends approval subject to the approval of the final major plat and special use permit.

Vice Chair Bullinger opens the public hearing. There being no comments, the hearing is closed.

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

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

D. FINAL MAJOR PLAT (FLP-004-2026) - Presented by City Planner, Natalie Birchak

To consider a Final Major Subdivision Plat for the Dickinson South Cemetery Second Subdivision, being a parcel of land located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone. The site is zoned Agriculture (AG). The site consists of +/- 7.59 acres.

Ms. Birchak presents the final plat request. She explains that this was approved approximately two years ago, but the plat was never recorded, so it needed to be brought back for approval again. Staff has not received any comments and recommends approval subject to the approval of the rezone and special use permit.

Vice Chair Bullinger opens the public hearing. There being no comments, the hearing is closed.

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

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

E. SPECIAL USE PERMIT (SUP-003-2026) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit for a cemetery on a property legally described as All of Blocks 1 through 8 of the Dickinson South Cemetery Subdivision, and All of Blocks 1 through 24 of the Dickinson South Cemetery Second Subdivision, located in the S ½ of the SW ¼ of the NW ¼ of Section 16, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone. The site is zoned Agriculture (AG). The site consists of +/- 11.39 acres.

Ms. Birchak presents the special use permit request. She explains that this SUP is needed because changes to the municipal code now require a special use permit for cemeteries within the Public (P) zoning district. Staff has not received any comments and recommends approval subject to the approval of the final plat and rezone.

Vice Chair Bullinger opens the public hearing. There being no comments, the hearing is closed.

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

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

4. PUBLIC COMMENTS

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. HOUSING DISCUSSION - Presented by City Planner, Natalie Birchak

Ms. Birchak presents the housing discussion as part of the Comprehensive Plan update. The purpose is to consider policy changes to encourage housing development and gather direction from the Commission on next steps.

Ms. Birchak presents a slide deck covering Demographic Information, Future Housing Statistics, Acreage by Housing Type, Changes in Residential Units, Projected Housing Demand, Projected Homeowner Demand, and Projected Rental Unit Demand. Dickinson's population is projected to grow from 25,679 in 2020 to 36,449 by 2050. Based on current housing starts, homeowner demand is expected to exceed supply by 547 units by 2030 and 1,421 units by 2050, with rental demand exceeding supply by 439 and 635 units over the same period.

Ms. Birchak reviews the recommendations included in the Comprehensive Plan, noting that the City does not wish to act as a private developer. Recommendations address rehabilitation of vacant homes, infill development, and financing and affordability strategies, including continued partnership with Gate City Bank and pursuit of gap financing through HUD Section 108 loan authority.

Ms. Birchak then presents information on how minimum lot sizes and widths impact single-family housing costs, along with potential construction savings from reduced lot minimums. She shares examples of residential zoning standards in Fargo, Grand Forks, Jamestown, Mandan, Watford City, and Williston.

Ms. Birchak asks whether the Commission wishes to see text amendments to lot sizes or other incentives. Mr. Skluzacek adds that these are minimums, and developers remain free to build larger if they choose. The Commission indicates the minimums could be adjusted, and staff will begin preparing those amendments.

B. STORMWATER ORDINANCE UPDATE - Presented by City Engineer/Community Development Director, Josh Skluzacek

Mr. Skluzacek presents the stormwater ordinance update, which reflects revisions based on comments from two local engineering firms. The update modernizes the City's ordinance to better align with state and industry standards and moves engineering standards into a separate Stormwater Design Standards Manual, which allows for updates as federal requirements change and prevents conflicts between documents. Mr. Skluzacek reviews the key attributes section by section.

Leah Upchurch, MS4 Coordinator, speaks to several changes, including clarified definitions of unlawful and illicit discharges. A single permit is being proposed to simplify the process, and an inspection report will be added to the City's permitting software to improve efficiency. Enforcement and penalties have also been added to the update, and staff would like Commission feedback on fees and penalties. City Attorney Wenko suggests using the statute.

Apex Engineering and Highlands Engineering have provided comments, which have been addressed. Once all comments and the engineering manual are finalized, staff will send the documents to other engineering firms for feedback.

Mr. Franchuk asks about holding ponds. Mr. Skluzacek responds that those provisions have been moved to the engineering manual, and staff has been working with developers to make the ponds more maintainable. Discussion continues on stormwater detention ponds.

The timeline is discussed, with August identified as the most likely month to bring the item back for consideration.

7. ADJOURNMENT

Motion made by Commissioner Schwab, Seconded by Commissioner Decker.

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

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/wioB8rxtnR0>

Natalie Birchak

From: Jotform <noreply@jotform.com>
Sent: Thursday, June 4, 2026 7:32 AM
To: Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Sylvia Miller; Natalie Birchak; Kylee Zastoupil
Subject: Re: Unified Development Application
Attachments: Gmail - Lots 1-3, Block 10, Country Oaks Estates Addition Pre-Application Meeting.pdf; Plat - Country Oaks Estates Fourth.pdf; 26194-Utility Exhibit.pdf; Plat - Country Oaks Estates Fourth with Proposed Driveways Marked.pdf; Country Oaks Estates 4th Addition - Transmittal Letter.docx; 3192479_7535.pdf



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: [Gmail - Lots 1-3, Block 10, Country Oaks Estates Addition Pre-Application Meeting.pdf](#)

Type of Development **Minor Subdivision Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted **Lots 1-3, Block 10, Country Oaks Estates Addition**

Name **Aaron Grinsteiner**

Company **Venture Homes LLC**

Applicant Email **[REDACTED]**

Applicant Phone # **[REDACTED]**

Applicant Representative (if applicable) **Jeremy Easum**

Applicant Representative Company **Civil Science**

Applicant Representative Email [Redacted]

Applicant Representative Phone # [Redacted]

Owner Name **Venture Homes LLC**

Owner Address [Redacted]

Owner Email [Redacted]

Owner Phone # [Redacted]

Is the owner present to Sign Yes

Signature

Will this application require any other action to complete the development? No

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS) **N/A**

	1/4 Section	Township	Range
Description	25	140	96

Property Address / General Project Location **SW corner of the 24th Street West and 6th Avenue West intersection**

Total Square Footage or Acreage of Subject Property 31623 square feet

Transmittal Letter (Explanation of Request & Proposed Operations) [Country Oaks Estates 4th Addition - Transmittal Letter.docx](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 1

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Name of Plat Country Oaks Estates Fourth Addition

Number Lots 1 to 10 Lots

Number of Block(s) 1

4

Application Calc 500

Required Documentation Upload [Plat - Country Oaks Estates Fourth.pdf](#)
[26194-Utility Exhibit.pdf](#)
[Plat - Country Oaks Estates Fourth with Proposed Driveways Marked.pdf](#)

Deed for Property [3192479_7535.pdf](#)

Application Fees Applicable Fees 500.00 USD

Total: \$500.00

Transaction ID: 3ffppvpk

Payment Information

First Name: Aaron

Last Name: Grinsteiner

E-Mail [REDACTED]

Applicant Signature

A handwritten signature consisting of the letters 'A' and 'C' in a cursive, stylized font.

Date

06-04-2026

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

EAGLES POINT 2ND FINAL MAJOR SUBDIVISION (FLP-003-2026)

VICINITY MAP
1"=5,000'

PLAT OF
**COUNTRY OAKS ESTATES
FOURTH ADDITION**

BEING A REPLAT OF ALL OF LOTS 1, 2, AND 3, BLOCK 10, COUNTRY OAKS ESTATES ADDITION
LOCATED IN THE SE 1/4 SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH
PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HEREBY
DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN
HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:
VENTURE HOMES, LLC.

AARON GRINSTEINER - REPRESENTATIVE

STATE OF NORTH DAKOTA } SS:
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY
APPEARED AARON GRINSTEINER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND
THAT EXECUTED THE WITHIN INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY
EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA
MY COMMISSION EXPIRES _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

CITY PLANNING & ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____
SIGNATURE: _____ DATE: _____

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1, 2 & 3, BLOCK 10, COUNTRY OAKS ESTATES ADDITION, RECORDED AUGUST 4, 1978, AS ENTRY NO 197103, OFFICIAL RECORDS, LOCATED IN THE SE 1/4 SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 0.73 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEYOR'S CERTIFICATE

I, JEREMIAH A. EASUM, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-30226 FOR CIVIL SCIENCE, DO HEREBY CERTIFY THAT THE COUNTRY OAKS ESTATES FOURTH ADDITION, SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNED ON THE PLAT AND WAS MADE BY ME OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME

JEREMIAH A. EASUM, LS-30226

DATE: _____

LEGEND

- BOUNDARY PERIOD
- BOUNDARY NOT RECORDED
- PROPOSED LOT
- BOUNDARY LINE
- 50' LOT OF 50' FRONT WITH 10' BULK EMPLOYED
- POLYLINE



To whom it may concern,

We (Venture Homes) recently purchased Lots 1-3, Block 10, Country Oaks Estates Addition. These properties have the following parcel #s:

1170-1000-0100

1170-1000-0200

1170-1000-0300

Our intent is to take the three lots with a total frontage of 243.49 feet and divide them into four lots in order to allow us to build four single-family detached homes. This project is similar to many irregular plats that we have done previously including those that we completed in 2025 on Marilyn Way & Wahl Street (Lots 2-3, 18-19, Block 11, Koch's Meadow Hills 4th Addition).

There are currently three water and sewer stubs present, so we would need to go into the street to add a water and sewer stub for our proposed Lot 3. There is also a 10' utility easement on the south side of these lots, but our proposed replat would have no impact on that easement.

These lots are zoned R2 and all of our proposed lots would meet the minimum lot width and minimum lot area zoning standards required within the R2 district.

Please review this information and let me know if you have any questions. If not, we will submit this application. Thank you for your time and consideration!

Respectfully,

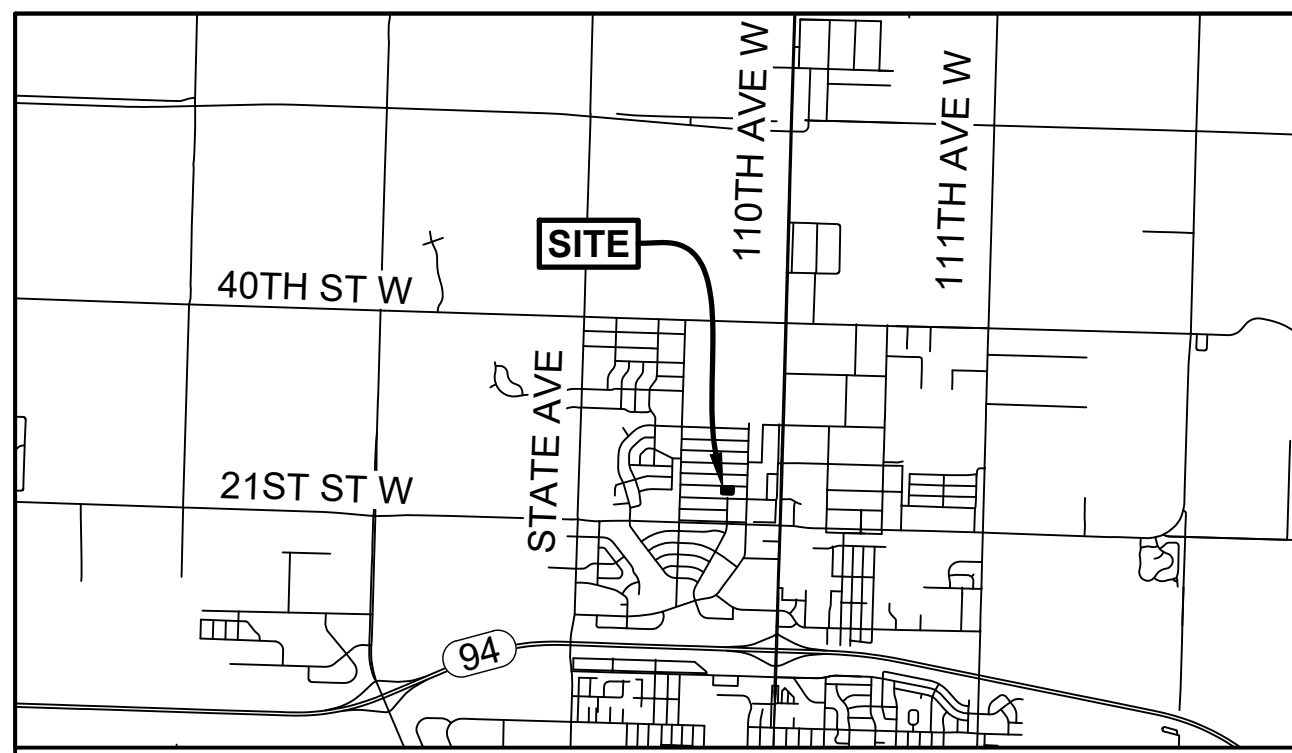
Aaron Grinsteinner

Vice President

Venture Homes LLC

PLAT OF COUNTRY OAKS ESTATES FOURTH ADDITION

BEING A REPLAT OF ALL OF LOTS 1, 2, AND 3, BLOCK 10, COUNTRY OAKS ESTATES ADDITION
LOCATED IN THE SE 1/4 SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH
PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP
1"=5,000'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING ALL OF LOTS 1, 2 & 3, BLOCK 10, COUNTRY OAKS ESTATES ADDITION, RECORDED AUGUST 4, 1978, AS ENTRY NO 197103, OFFICIAL RECORDS, LOCATED IN THE SE 1/4 SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA

SAID PARCEL CONTAINS 0.73 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

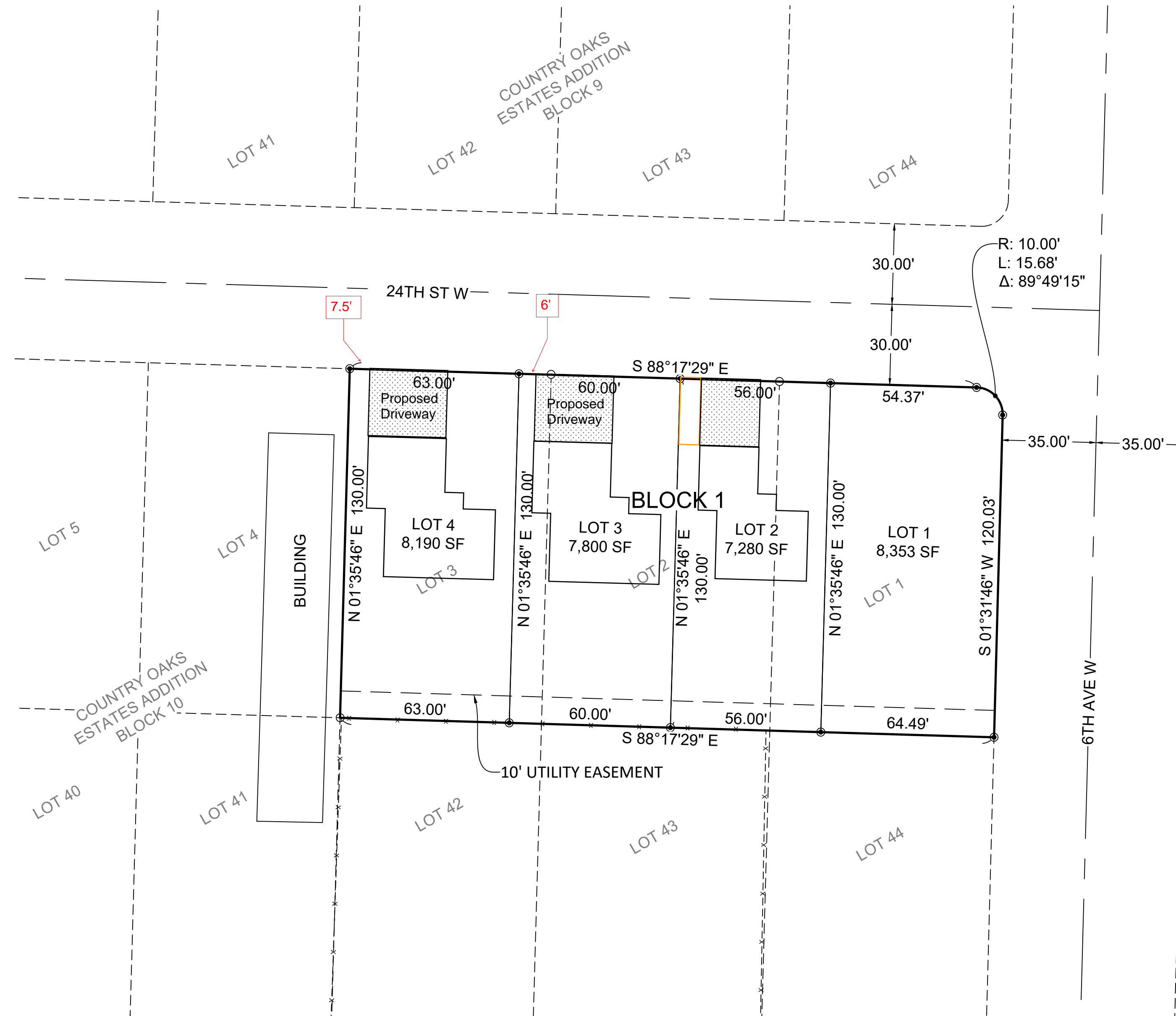
SURVEYOR'S CERTIFICATE

I, JEREMIAH A. EASUM, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-30226 FOR CIVIL SCIENCE, DO HEREBY CERTIFY THAT THE COUNTRY OAKS ESTATES FOURTH ADDITION SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES ARE CORRECT, MONUMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNED ON THE PLAT AND WAS MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

JEREMIAH A. EASUM, LS-30226

DATE



CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:
VENTURE HOMES, LLC

AARON GRINSTEINER - REPRESENTATIVE

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED AARON GRINSTEINER, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND THAT EXECUTED THE WITHIN INSTRUMENT, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

MY COMMISSION EXPIRES _____

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

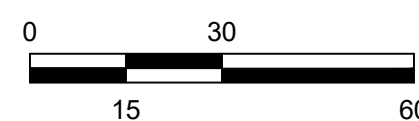
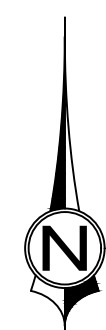
PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY PLANNING & ZONING COMMISSION APPROVAL

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LEGEND

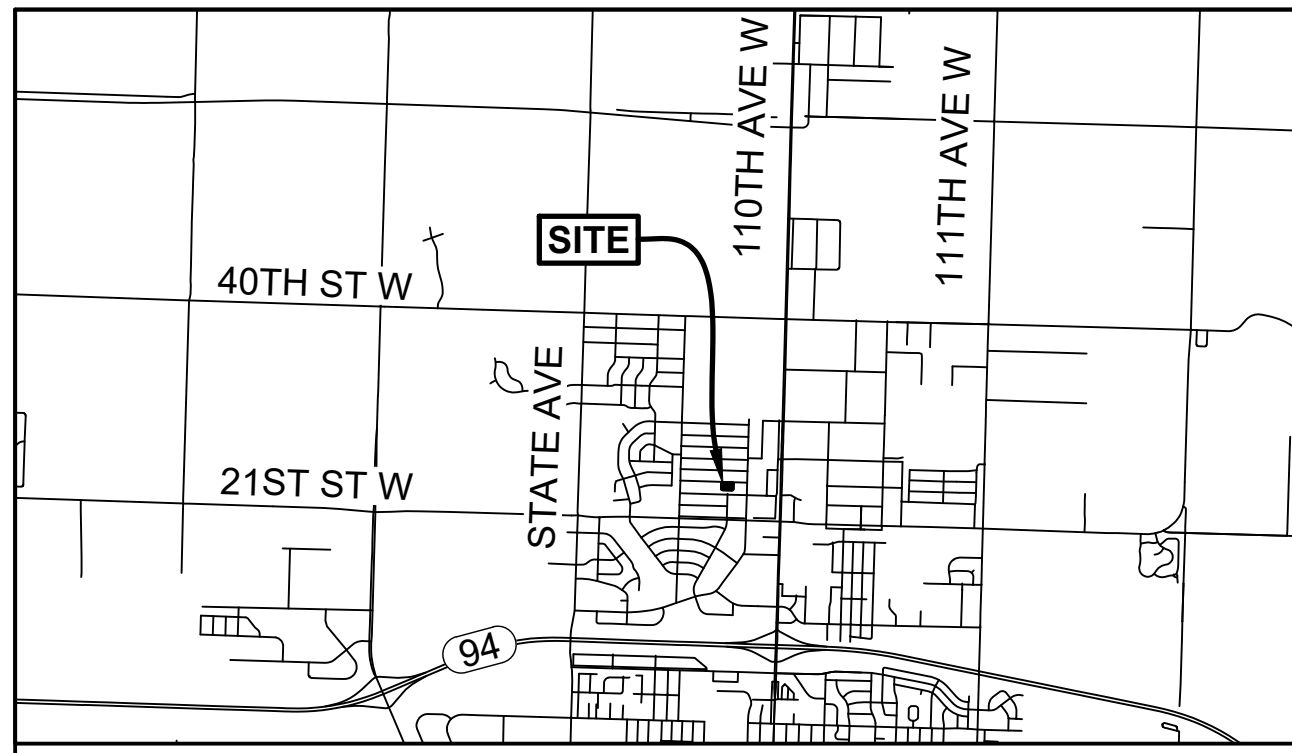
- x--- EXISTING FENCE
- SUBDIVISION BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- SET 5/8"x18" REBAR WITH 1.25" BLUE CAP LS-30226
- FOUND REBAR

PROJ. #	26194.00
DATE	6/3/2026
DRAWN BY:	LDE
CHECKED BY:	JAE

531 W VILLARD ST, SUITE 1
DICKINSON, ND 58601
701.774.8200

PLAT OF COUNTRY OAKS ESTATES FOURTH ADDITION

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LOCATED IN THE SE 1/4 SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH
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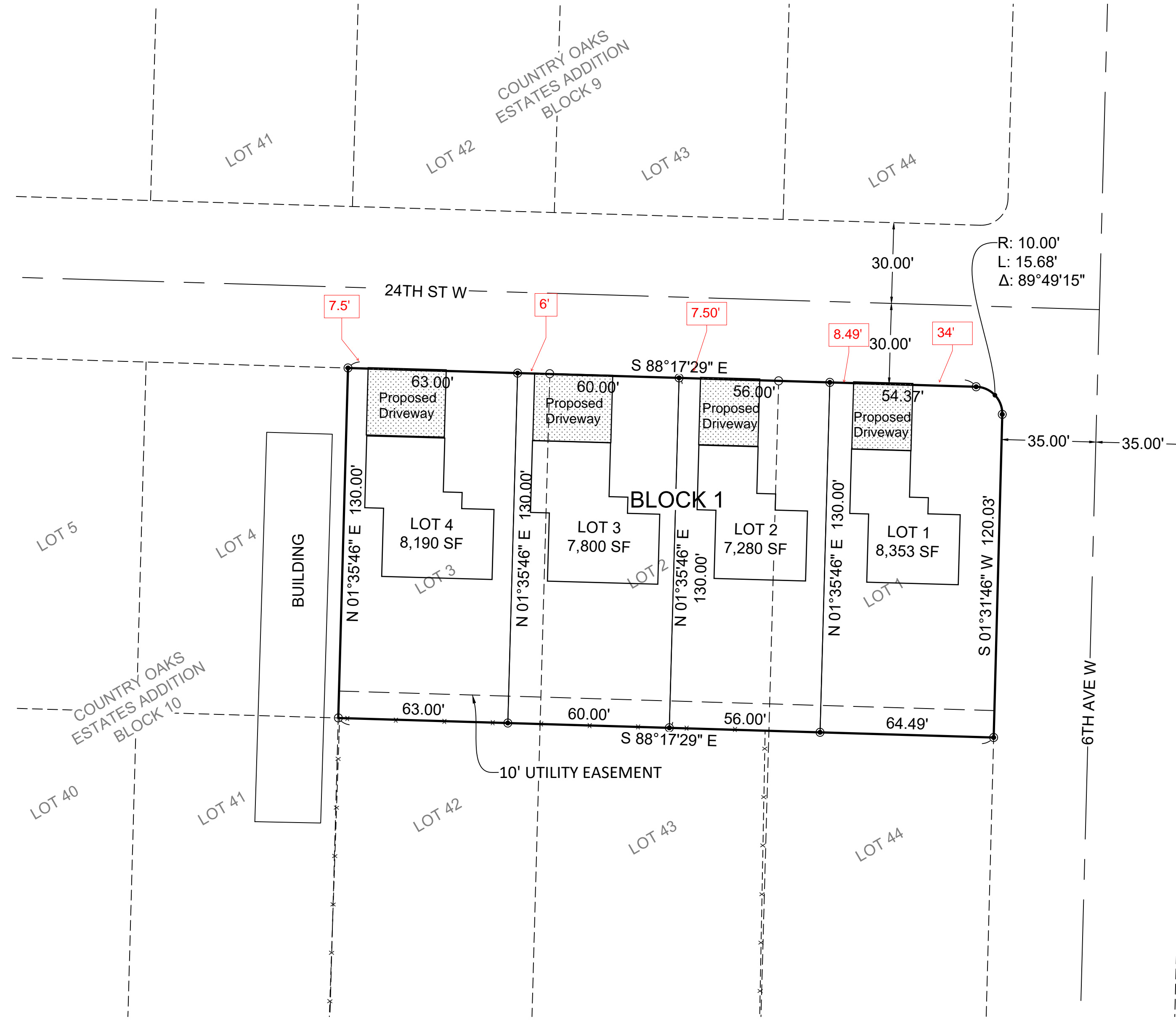
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IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

JEREMIAH A. EASUM, LS-30226

DATE



CERTIFICATE OF OWNER

WE, THE UNDERSIGNED, BEING THE SOLE OWNERS OF THE LAND DESCRIBED HEREON, HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

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VENTURE HOMES, LLC

AARON GRINSTEINER - REPRESENTATIVE

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS

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NOTARY PUBLIC FOR THE STATE OF NORTH DAKOTA

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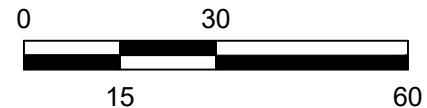
PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY PLANNING & ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____



LEGEND

- x--- EXISTING FENCE
- SUBDIVISION BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- SET 5/8"x18" REBAR WITH 1.25" BLUE CAP LS-30226
- FOUND REBAR

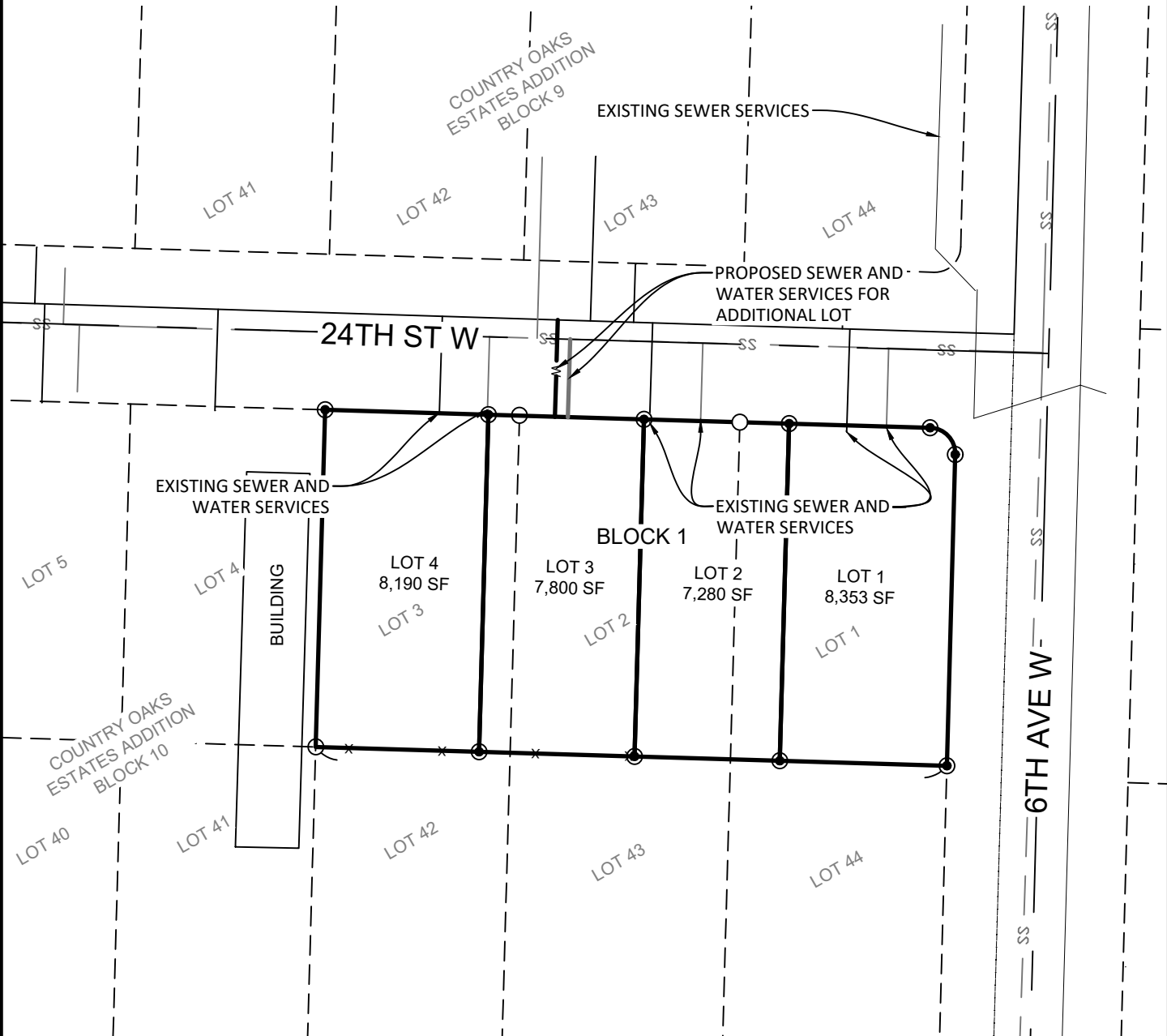
PLOT: 2026-06-03 12:27 PM
PATH: L:\INDIRECT\ACTIVE 2026\F26194.00 - VENTURE-BLOCK 10-COUNTRY OAKS LOT SPLIT\100 - CAD\PLAN\12-26194-SURVEY.DWG


PROJ. #	26194.00
DATE	6/3/2026
DRAWN BY:	LDE
CHECKED BY:	JAE

531 W VILLARD ST, SUITE 1
DICKINSON, ND 58601
701.774.8200

UTILITY EXHIBIT

LOTS 1, 2, AND 3, BLOCK 10, COUNTRY OAKS ESTATES ADDITION
 SE 1/4 SECTION 28, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE 5TH PRINCIPAL
 MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



1 OF 1	UTILITY EXHIBIT		DATE: 6/3/2026
			DRAWN BY: LDE
			CHECKED BY: JAE
	SE 1/4 SEC 28 T140N, R96W, 5TH PM STARK COUNTY, NORTH DAKOTA		SCALE OF SHEET HOR SCALE: 1" = 60'
			 531 W VILLARD ST, SUITE 1 DICKINSON, ND 58601 701.774.8200



Country Oaks Estates 4th Addition Final Minor Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: July 1, 2026
 Re: FLP-005-2026 Country Oaks Estates 4th Addition Final Minor Subdivision

APPLICANT

Aaron Grinsteinner
 Venture Homes LLC
 4566 West Ridge Drive, Unit 2
 Dickinson, ND, 58601

APPLICANT'S REPRESENTATIVE

Jeremy Easum
 Civil Science
 531 West Villard Street
 Dickinson ND 58601

Public Hearing	July 8, 2026	Planning and Zoning Commission
Final Consideration	July 21, 2026	City Commission

The applicant is requesting approval of the Country Oaks Estates 4th Addition final minor subdivision, being a replat of Lots 1-3 of Block 10 of the Country Oaks Estates Addition, located in the SE ¼ of the SE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. According to the applicant, the purpose of this subdivision is to divide the three existing lots into four to construct four single-family detached residences. The site is zoned Medium-Density Residential (R-2). The site consists of +/- 0.73 acres.

Staff recommendation: Staff recommends **approval** of this final minor subdivision.

LOCATION

The property is generally located to the south of 24th Street West, and is currently legally described as Lots 1 through 3 of Block 10 of the Country Oaks Estates Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 28, Township 140 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota.

CURRENT ZONING	R-2
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 0.73 acres
LOTS PROPOSED	4

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-2	Group care facility; multi-family housing
East	R-3, CC	Multi-family housing; commercial
South	R-2, CC	Group care facility; multi-family housing; undeveloped
West	R-2, R-1	Multi-family housing; single-family housing

CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility and Compliance with The Municipal Code

A minor subdivision plat is defined in Section 52-1 of the City Subdivision chapter as a subdivision that meets all of the following conditions:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;
- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed Country Oaks Estates Fourth Addition Subdivision consists of four lots. Therefore, the proposed subdivision meets the above requirements and is classified as a minor subdivision.

The proposed subdivision replats Lots 1-3 of Block 10 of the Country Oaks Estates Fourth Addition Subdivision into four lots. According to Table 62-162-3a: Summary of Site Development Regulations in the Municipal Code, the minimum lot size for single-family detached residential developments in the R-2 zoning district is 7,000 square feet. The proposed lots meet the minimum lot size requirement for the R-2 zoning district.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public input as of the date of this report.

Staff Recommendation: City of Dickinson Community Development staff recommends **approval** of FLP-005-2026.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-005-2026: The Country Oaks Estates 4th Addition Final Minor Subdivision** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as 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 **FLP-005-2026: The Country Oaks Estates 4th Addition Final Minor Subdivision** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*