



# BOARD OF ADJUSTMENT MEETING - RESCHEDULED AGENDA

Tuesday, November 12, 2024 at 7:30 AM  
City Hall – 38 1st Street West Dickinson, ND 58601

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## Commissioners:

**Chairman:** Shawn Soehren  
**Vice Chairman:** Trevor Ernst  
Troy Bosch  
Pat Bren  
Bruce Burke

## CALL TO ORDER

## ROLL CALL

## OPENING CEREMONIES:

### Pledge of Allegiance

## 1. STANDARD MOTIONS

### A. September 2024 Meeting Minutes

## 2. REGULAR AGENDA:

### A. 587 South Main

-To Reduce lot width of 60 Feet on a R1 zone lot to 50 Feet

-To increase the maximum impervious coverage of 50% on a R1 zoned lot to 55%

### B. 3650 115G Avenue SW

- To request to reduce a manufactured home required minimum width of 20 feet to 18 feet on an AG zoned lot.

## 3. OTHER BUSINESS

## 4. ADJOURNMENT

**Link for viewing Board of Adjustment Meeting:**

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

**This link will not be live until approximately 7:30 AM MT, November 12, 2024.**

**Teams Meeting:** <https://tinyurl.com/BOA-11-12-2024-Teams>

**Team Meeting ID:** 251 208 102 85

**Meeting Passcode:** LN7JKm

**Teams Phone #:** 1-701-506-0320

**Phone Conference ID:** 496 027 261#

**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.*



# BOARD OF ADJUSTMENT MEETING MINUTES

Monday, September 09, 2024 at 7:30 AM  
City Hall – 38 1st Street West Dickinson, ND 58601

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## Commissioners:

**Chairman:** Shawn Soehren  
**Vice Chairman:** Trevor Ernst  
Troy Bosch  
Pat Bren  
Bruce Burke

**CALL TO ORDER**

**ROLL CALL**

**OPENING CEREMONIES:**

**PLEDGE OF ALLEGIANCE**

## 1. STANDARD MOTIONS

### A. AUGUST 2024 MEETING MINUTES

Motion made by Bren, Seconded by Burke.

Voting Yea: Bren, Burke, Soehren, Bosch

## 2. REGULAR AGENDA:

### A. 1420 3RD AVENUE EAST

-To consider a variance Request to reduce the required rear yard setback of 20 feet on an R1 zoned lot to 12 feet

Raymond Veverka is in the audience to speak on 1420 3rd Avenue East. Mr. Veverka is asking for a variance to reduce the 20 foot setback.

Chairman Shawn Soehren stated is it just an addition to the back side of the home?

Board Member Bruce Burke stated that he notices a shop that is on the south end.

Mr. Veverka stated that he owns that lot. He owns lot 1 and lot 2 of the Hewson Addition, he also owns the lot to the east as well.

Mr. Burke stated that the garage does not look like it is not meeting the 20 foot setback. Are there different rules for the garage?

Building Inspector Blaine Dukart stated that it is a detached structure and that they have different requirements for setbacks.

Chairman Soehren asked Mr. Dukart if he knows when the garage was put in and if that is considered a side yard or a rear yard on the east side?

Mr. Dukart commented this is a lot combo so it can be positioned anywhere on that lot.

Mr. Veverka stated they want to rip the deck off and replace it with an addition to the house.

Mr. Burke asked if those two lots are separate or Combined?

Mr. Veverka verified lot 1 and lot 2 are combined but the the lot in Yon division is not because they are a different subdivision.

Chairman Soehren stated they are not combined because they would have to do a whole replat for all the lots. He asked if there is going to be a door off of the back of the addition?

Mr. Veverka stated the door will be off to the North.

Mr. Dukart stated that there have been no comments made to the City.

Chairman Soehren asked The City if this does go through are there going to be any stipulations that we should be aware of?

Mr. Dukart stated they will have to acquire proper permitting and inspections.

Motion made by Pat Bren, Seconded by Troy Bosch.

Voting Yea: Pat Bren, Bruce Burke, Soehren, Troy Bosch

### 3. OTHER BUSINESS

Board Member Bruce Burke asked the Chairman, since he will miss more than half the meetings starting in November, would they rather have him step down and find a replacement?

Chairman Shawn Soehren asked Mr. Burke if it is his desire to step down?

Mr. Burke stated whatever makes sense, but he thinks it makes more sense if he does step down.

Attorney Christina Wenko stated that there is a process, and they will let the City Administrator know.

### 4. ADJOURNMENT

**Link for viewing Board of Adjustment Meeting:**

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

**This link will not be live until approximately 7:30 AM MT, September 9, 2024.**

**Teams Meeting:** <https://tinyurl.com/BOA-09-09-2024-Teams>

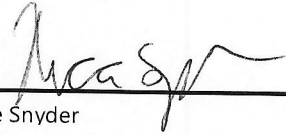
Teams Meeting ID: 251 245 886 816  
Teams Phone #: 1-701-506-0320  
Local Phone #: 701-456-7006

Meeting Passcode: dfrdAZ  
Phone Conference ID: 947 089 970#

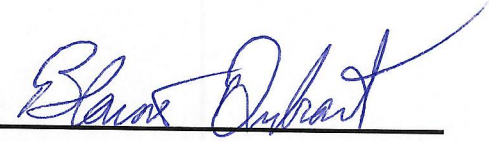
Section 1. Item A.

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

**Prepared By:**

X   
\_\_\_\_\_  
Nicole Snyder

**Approved By:**

X   
\_\_\_\_\_  
Blaine Dukart



# Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {11/12/2024}  
**Re:** Lot Width Variance

**Owner/APPLICANT**

Applicant  
Darlene Olson & Joe Billman  
587 South Main Avenue  
Dickinson, ND 58601

**Public Hearings:** {11/12/2024} Board of Adjustment

**REQUEST**

- A. Request:** To reduce the required lot width on a R1 zoned lot from 60 feet to 50 feet
- B. Project Address/Legal Description/Area:** 587 South Main Avenue - S1/2 and E1/2 N1/2 Lot 2, Block 1 Gress’s Subdivision, Section 10
- C. Project Description:** To reduce the required lot width in order to complete a lot split

**STAFF REVIEW AND RECOMMENDATIONS**

- A. Compatibility with Local Uses:** Required lot width on R1 zoned lot is 60 feet per **Zoning District Regulations Table 4-3a**
- B. Compliance with Zoning and Subdivision Regulations:** Property will need to have width reduced to complete lot split
- C. Public Input:** One neighboring property inquiry regarding the request.
- D. Staff Comments:** Approval of the request will not change the current use of the property. The reduction will allow for the lot to be split to create two separate lots. The lot directly to the north has similar dimensions.

Table I: Current Zoning and Use

<b>ZONING</b>	R1
<b>FUTURE LAND USE MAP DESIGNATION</b>	R1
<b>GROSS SITE ACREAGE</b>	.172 Acres

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	R1	Residential
East	R1	Residential
South	CC	Commercial
West	R1	Residential

**Attachments:**

- Provided in packet

**MOTIONS:**

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

*“I move the City of Dickinson Board of Adjustment recommend Approval of the (Lot Width Variance), 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 “*

**(AND) the following additional requirements (IF THE BOARD OF ADJUSTMENT RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

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

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

*“I move the Dickinson Board of Adjustment recommend Denial of the (Lot Width Variance) petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare.”*

**ATTACHMENT A –  
APPLICATION MATERIALS**





**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {11/12/2024}  
**Re:** **Impervious Coverage Variance**

**Owner/APPLICANT**

Applicant  
Darlene Olson & Joe Billman  
587 South Main Avenue  
Dickinson, ND 58601

**Public Hearings:** {11/12/2024} Board of Adjustment

**REQUEST**

- A. Request:** To increase the maximum impervious coverage from 50% to 55%
- B. Project Address/Legal Description/Area:** 587 South Main Avenue - S1/2 and E1/2 N1/2 Lot 2, Block 1 Gress's Subdivision, Section 10
- C. Project Description:** Increase impervious coverage to perform a lot split.

**STAFF REVIEW AND RECOMMENDATIONS**

- A. Compatibility with Local Uses:** Maximum Impervious Coverage on a R1 zoned lot is 50% per **Zoning District Regulations Table 4-3a.**
- B. Compliance with Zoning and Subdivision Regulations:** Property will need the increase in impervious coverage to meet code for future permitting.
- C. Public Input:** One neighboring property inquiry.
- D. Staff Comments:** Approval of the request will allow current use of property and allow for the lot to be split into two separate lots. All future permitting will require the property to meet code requirements.

Table I: Current Zoning and Use

<b>ZONING</b>	<b>R1</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>R1</b>
<b>GROSS SITE ACREAGE</b>	<b>.172 Acres</b>

Table II: Current Adjacent Land Use/Zoning

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	<b>R1</b>	<b>Residential</b>
<b>East</b>	<b>R1</b>	<b>Residential</b>
<b>South</b>	<b>CC</b>	<b>Commercial</b>
<b>West</b>	<b>R1</b>	<b>Residential</b>

**Attachments:**

- Provided in packet

**MOTIONS:**

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

*“I move the City of Dickinson Board of Adjustment recommend Approval of the (Impervious Coverage Variance of 55%), 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 “*

*(AND) the following additional requirements (IF THE BOARD OF ADJUSTMENT RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):*

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

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

*“I move the Dickinson Board of Adjustment recommend Denial of the (Impervious Coverage Variance) petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare.”*

**ATTACHMENT A –  
APPLICATION MATERIALS**



**From:** [Jotform](#)  
**To:** [Nicole Snyder](#); [Sylvia Miller](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#)  
**Subject:** Re: Board of Adjustment  
**Date:** Thursday, September 26, 2024 2:57:46 PM  
**Attachments:** [Hardship.pdf](#)  
[SITE PLAN.pdf](#)  
[20240926145317962.pdf](#)  
[6031933226219126603.pdf](#)  
[6031933226219126603\\_signature\\_33.png](#)



## Board of Adjustment

Who is the applicant	Property Owner
Property Owner	DARLENE OLSON
Property Owner's Phone Number	(701) 483-8364
Property Owner's Email	jbdo587@hotmail.com
Applicant Name	DARLENE OLSON
Applicant's Phone Number	(701) 483-8364
Applicant's Email	jbdo587@hotmail.com
Property Location	587 SOUTH MAIN, DICKINSON, ND, 58601
Property Legal Description	S1/2 AND E1/2 N1/2 LOT 2, BLOCK 1, GRESS'S SUBDIVISION, SECTION 10
Zoning District	LDR
Existing Use	RESIDENTIAL
General Description of Request	SPLIT TWO LOTS
Purpose Statement	<a href="#">Hardship.pdf</a>
Site Plan	<a href="#">SITE PLAN.pdf</a>

Describe how the hardship is not shared generally by other properties in the same zoning district and the same vicinity

Darlene Olson and Joe Billman stated that it is to much work for them to keep up on. They are in their almost in their 80' and the up keep is getting to much for them. They want to downsize so they do not have to worry about that extra land.

Have any previous applications of appeals been filed in connection with this property?

No

Copies of any order, requirement, decision, or determination made by an administrative official of the City of Dickinson that is relevant to this request. [20240926145317962.pdf](#)

Applicant/Property Owner Signature



Date 09-26-2024

Board of Adjustment	Board of Adjustment	150.00 USD
Total:		\$150.00
Transaction ID:		f3b0qqx9

Payment Information

First Name: JOE  
 Last Name: BILLMAN  
 E-Mail: jbdo587@hotmail.com

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

Darlene Olson and Joe Billman stated that it is to much work for them to keep up on. They are almost in their 80's and the up keep is getting to much for them. They want to downsize so they do not have to worry about that extra land.



### IRREGULAR PLAT OF LOTS 2A & 2B

South 1/2 of the West 1/2, Lot 2, Block 1 Gress's Subdivision and  
the East 1/2 of Lot 2, Block 1 Gress's Subdivision  
of Section 10, Township 139N, Range 96W of the 5th Principal  
Meridian, City of Dickinson, Stark County, North Dakota

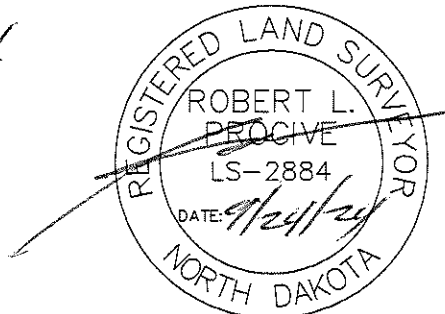
#### SURVEYOR'S CERTIFICATE

I, ROBERT L. PROCIVE, REGISTERED LAND SURVEYOR CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS A CORRECT REPRESENTATION OF THE SURVEY, DISTANCES AND MONUMENTS ARE PLACED IN THE GROUND AS SHOWN AND THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED ON THE PLAT.

[Signature] 9/24/24

ROBERT L. PROCIVE, LS-2884  
INTERSTATE ENGINEERING, INC.

DATE



#### PROPRIETORS CERTIFICATE

WE, JOSEPH BILLMAN AND DARLENE M. OLSSON, OWNER AND PROPRIETORS OF THE WITHIN DESCRIBED PROPERTY IN ACCORDANCE WITH SECTION 39.030 OF THE DICKINSON MUNICIPAL CODE OF 2014, AND UPON DEMAND OF THE COUNTY AUDITOR OF STARK COUNTY, NORTH DAKOTA HAVE CAUSE TO BE MADE THE WITHIN AND FOREGOING PLAT OF SAID LAND WITH THE LOTS AS HEREIN DESCRIBED, AND HAVE CAUSED THE SAME TO BE PLACED ON RECORD AS PROVIDED BY LAW.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: [Signature]  
JOSEPH BILLMAN (OWNER)

[Signature]  
DARLENE M. OLSSON (OWNER)

STATE OF North Dakota

COUNTY OF Stark

ON THIS 9/24 DAY OF 20 24, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JOSEPH BILLMAN AND DARLENE M. OLSSON, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THE EXECUTED THE SAME.

[Signature]  
NOTARY PUBLIC  
RESIDING AT COUNTY OF Stark, STATE OF North Dakota

MY COMMISSION EXPIRES: 3-24-27



#### CERTIFICATE OF APPROVAL

DATED \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER, CITY OF DICKINSON



**INTERSTATE ENGINEERING**  
Professionals you need, people you trust.

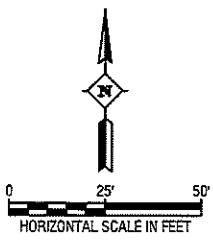
Interstate Engineering  
120 Industrial Drive, Suite 2  
PO Box 226  
Spearfish, SD 57783  
(605) 642.4772  
www.interstateeng.com

DICKINSON, NORTH DAKOTA

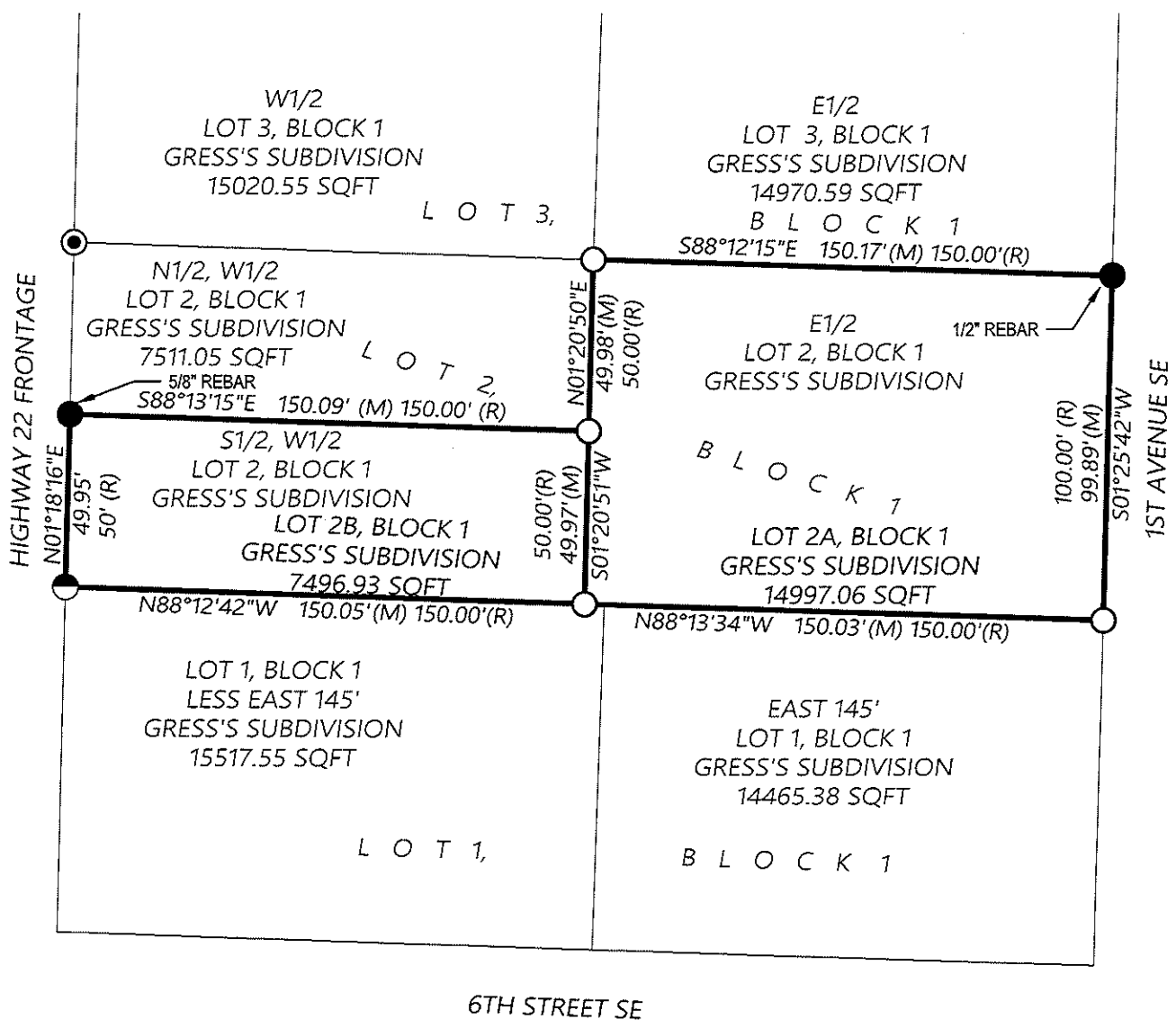
OWNER(S): BILLMAN, J & D OLSSON  
FOR: DARLENE OLSSON  
PURPOSE: LOT SPLIT

DRAWN BY: JRK PROJECT NO: WC24-11-101  
CHECKED BY: RP DATE: 9/18/2024

SEC	T	R
10	139N	96W



**IRREGULAR PLAT OF LOTS 2A & 2B**  
 South 1/2 of the West 1/2, Lot 2, Block 1 Gress's Subdivision and  
 the East 1/2 of Lot 2, Block 1 Gress's Subdivision  
 of Section 10, Township 139N, Range 96W of the 5th Principal  
 Meridian, City of Dickinson, Stark County, North Dakota

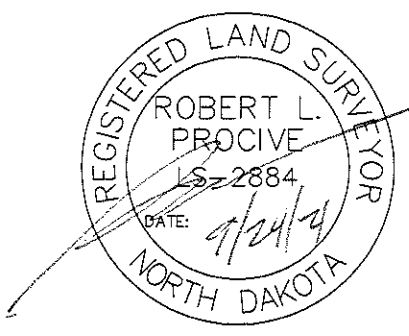


**SURVEY NOTES:**

- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM NORTH DAKOTA COORDINATE SYSTEM.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 2, BLOCK 1 GRESS'S SUBDIVISION WITH THE BEARING BEING S01°25'42"W, THAT WAS LOCATED BY A GPS OBSERVATION FROM STATE PLANE CONTROL POINT 107, LAT:N46°52'00.09486" LONG:W102°47'22.17698", BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.

**LEGEND:**

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- FOUND REBAR W/NO CAP
- FOUND NAIL
- FOUND 5/8" REBAR W/YPC "LS8608"
- SET 5/8 REBAR W/YPC "LS2884"



SHEET NO. 1 OF 3



Interstate Engineering  
 120 Industrial Drive, Suite 2  
 PO Box 226  
 Spearfish, SD 57783  
 (605) 642.4772  
 www.interstateeng.com

**DICKINSON, NORTH DAKOTA**

OWNER(S): BILLMAN, J & D. OLSSON  
 FOR: DARLENE OLSSON  
 PURPOSE: LOT SPLIT

DRAWN BY: JRK PROJECT NO: WC24-11-101  
 CHECKED BY: RP DATE: 9/18/2024

SEC	T	R
10	139N	96W

**IRREGULAR PLAT OF LOTS 2A & 2B**

South 1/2 of the West 1/2, Lot 2, Block 1 Gress's Subdivision and  
 the East 1/2 of Lot 2, Block 1 Gress's Subdivision  
 of Section 10, Township 139N, Range 96W of the 5th Principal  
 Meridian, City of Dickinson, Stark County, North Dakota

**LOT 2A BOUNDARY DESCRIPTION:**

A PARCEL OF LAND IN LOT 2, BLOCK 1, GRESS'S SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 139N, RANGE 96W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2A BEING A SET 5/8" REBAR WITH YELLOW PLASTIC CAP "LS 2884" AND ALSO BEING THE SOUTHEAST CORNER OF LOT 2B;

THENCE N01° 20' 51"W ALONG THE COMMON BOUNDARY LINE OF LOTS 2A AND 2B A DISTANCE OF 49.97' TO A SET 5/8" REBAR YPC POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2A;

THENCE N1° 20' 50"E ALONG THE COMMON BOUNDARY LINE OF SAID LOT AND THE NORTH 1/2 OF THE WEST 1/2 OF LOT 2 BLOCK 1, A DISTANCE OF 49.98' TO A SET 5/8" REBAR WITH YPC, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2A;

THENCE S88° 12' 15"E ALONG THE NORTH BOUNDARY LINE OF LOT 2A A DISTANCE OF 150.17' TO A FOUND 1/2" REBAR;

THENCE LEAVING SAID NORTH LINE S1° 25' 42"W A DISTANCE OF 99.89' TO A SET 5/8" REBAR WITH YPC, POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2A;

THENCE ALONG THE SOUTH BOUNDARY LINE OF LOT 2A, N88° 13' 34"W A DISTANCE OF 150.03' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 14,997.06 SQFT, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

**LOT 2B BOUNDARY DESCRIPTION:**

A PARCEL OF LAND IN LOT 2, BLOCK 1, GRESS'S SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 139N, RANGE 96W OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2B BEING A SET REBAR WITH YPC AND ALSO BEING THE SOUTHWEST CORNER OF LOT 2A;

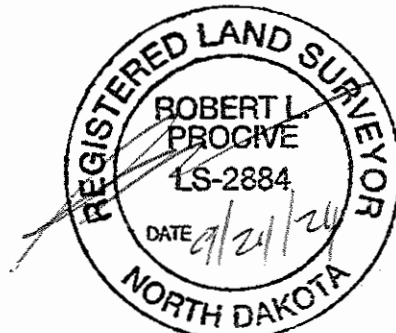
THENCE N88° 12' 42"W ALONG THE COMMON BOUNDARY LINE OF LOTS 2B AND LOT 1, BLOCK 1 A DISTANCE OF 150.05' TO A FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP "LS8608", POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 2B AND BEING ON THE EAST RIGHT OF WAY LINE OF HIGHWAY 22 .

THENCE N1° 18' 16"E ALONG THE COMMON BOUNDARY LINE OF SAID LOT AND HIGHWAY 22 RIGHT OF WAY, A DISTANCE OF 49.95' TO A FOUND 5/8" REBAR, POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2B;


THENCE LEAVING SAID RIGHT OF WAY LINE S88° 13' 15"E ALONG THE NORTH LINE OF SAID LOT 2B AND THE NORTH 1/2 OF THE WEST HALF OF LOT 2, A DISTANCE OF 150.09' TO A SET 5/8" REBAR WITH YPC, ALSO BEING THE NORTHEAST CORNER OF LOT 2B;

THENCE S1° 20' 51"W ALONG THE COMMON BOUNDARY LINE OF LOTS 2A AND 2B A DISTANCE OF 49.97' TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 7,496.93 SQFT, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS



SHEET NO. 2 OF 3




**INTERSTATE ENGINEERING**  
 Professionals you need, people you trust.

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 120 Industrial Drive, Suite 2  
 PO Box 226  
 Spearfish, SD 57783  
 (605) 642.4772  
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DICKINSON, NORTH DAKOTA

OWNER(S): BILLMAN, J & D OLSSON  
 FOR: DARLENE OLSSON  
 PURPOSE: LOT SPLIT

DRAWN BY: JRK PROJECT NO: WC24-11-101  
 CHECKED BY: RP DATE: 9/18/2024

SEC	T	R
10	139N	96W
		



# Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {11/12/2024}  
**Re:** **Width Reduction Variance**

**Owner/APPLICANT**

Applicant  
 Brandon & Kori Stockie  
 3650 115G Avenue SW  
 Dickinson, ND 58601

**Public Hearings:** {11/12/2024} Board of Adjustment

**REQUEST**

- A. Request:** To reduce the required minimum width of a Manufactured Home from 20 feet to 18 feet.
- B. Project Address/Legal Description/Area:** 3650 115G Ave SW – Tract in SE Portion of NE4, Plus 60’ Access & Utility Easement 2-139-97 40.45 Acres.
- C. Project Description:** Place a manufactured home on an Ag zoned un-platted tract with a reduction of the required width of the Structure.

**STAFF REVIEW AND RECOMMENDATIONS**

- A. Compatibility with Local Uses:** Minimum width requirement for a Manufactured Home outside of a Mobile Home Park is 20 feet. Section 39.12.016
- B. Compliance with Zoning and Subdivision Regulations:** Structure will require permitting to meet Code Requirements.
- C. Public Input:** No Public comment at the time of this report.
- D. Staff Comments:** The Manufactured Home on the noted property was set prior to any permitting. Approval of the request will allow the owner to apply for all required permits and use the structure as a permanent residential structure.

Table I: Current Zoning and Use

ZONING	Ag
FUTURE LAND USE MAP DESIGNATION	Ag
GROSS SITE ACREAGE	40.45 Acres

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	Ag	Agricultural
East	Ag	Agricultural
South	Ag	Agricultural
West	Ag	Agricultural

**MOTIONS:**

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

*"I move the City of Dickinson Board of Adjustment recommend Approval of the (Reduce the minimum width of a Manufactured home by 2 feet), 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 "*

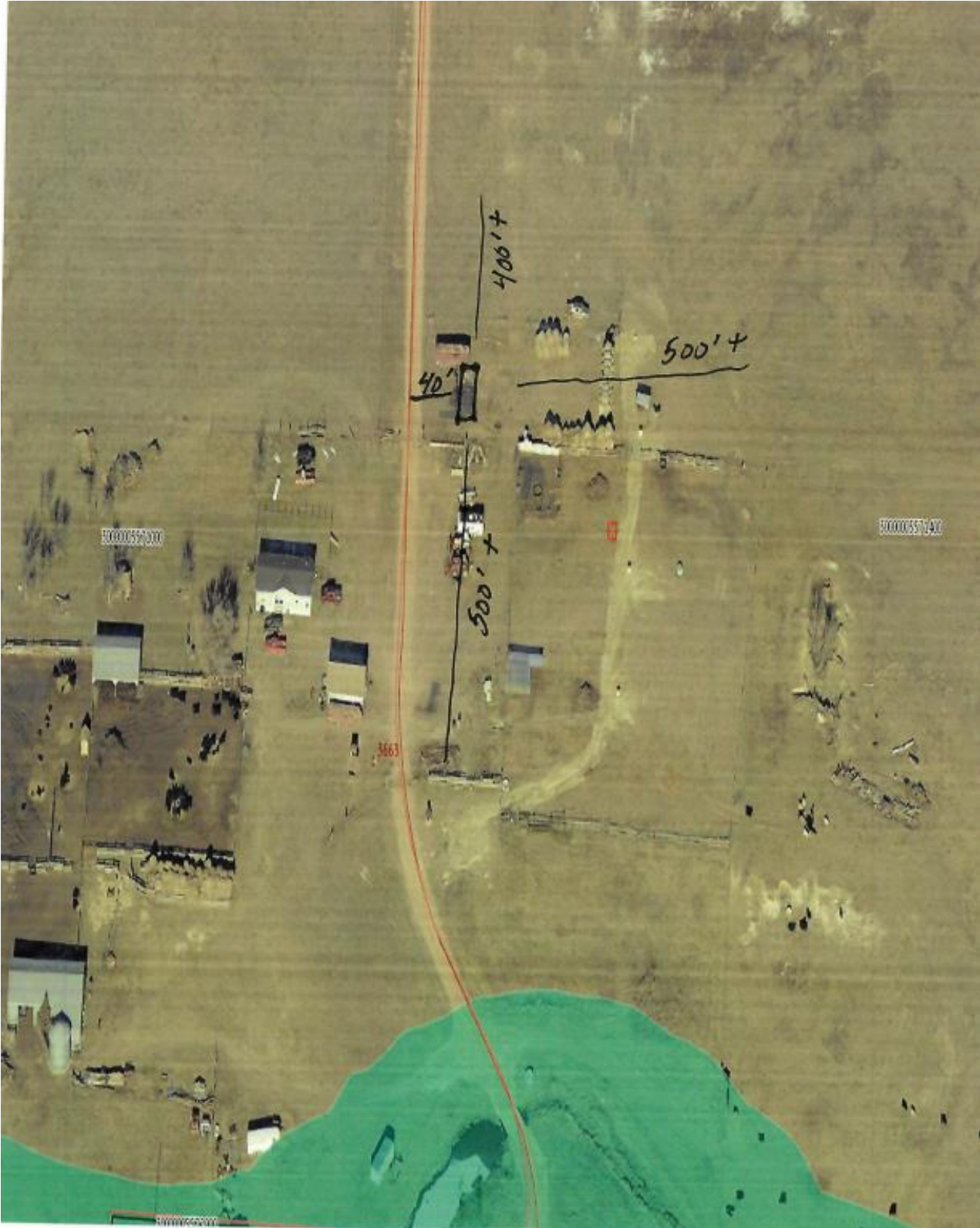
**(AND) the following additional requirements (IF THE BOARD OF ADJUSTMENT RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):**

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

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

*"I move the Dickinson Board of Adjustment recommend Denial of the (Reduce the minimum width of a Manufactured home by 2 feet) petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

**ATTACHMENT A –  
APPLICATION MATERIALS**





Sep 26, 2024, 8:17 AM

**From:** [Jotform](#)  
**To:** [Nicole Snyder](#); [Sylvia Miller](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#)  
**Subject:** Re: Board of Adjustment  
**Date:** Wednesday, October 2, 2024 11:43:12 AM  
**Attachments:** [Property statement.docx](#)  
[Site Map 180.png](#)  
[6037001056514020269.pdf](#)  
[6037001056514020269\\_signature\\_33.png](#)



## Board of Adjustment

Who is the applicant	Property Owner
Property Owner	Brandon and Kori Stockie
Property Owner's Phone Number	(701) 690-8696
Property Owner's Email	brandon.stockie@dickinsongov.com
Applicant Name	Brandon and Kori Stockie
Applicant's Phone Number	(701) 690-8696
Applicant's Email	brandon.stockie@dickinsongov.com
Property Location	3650 115G St , Dickinson , ND, 58601
Property Legal Description	In the E 1/2 section 2, T139N, 5th PM, Stark County, North Dakota
Zoning District	ETZ
Existing Use	Agricultural
General Description of Request	Install a manufactured house
Purpose Statement	<a href="#">Property statement.docx</a>
Site Plan	<a href="#">Site Map 180.png</a>
Describe how the hardship is not shared generally by other properties in the same zoning district and the same vicinity	Owning agricultural property in an ETZ does not appear common. Most farmers or ranchers with property do not follow city building ordinances.

Have any previous applications of appeals been filed in connection with this property?

No

Applicant/Property Owner Signature



Date 10-02-2024

Board of Adjustment Board of Adjustment 150.00 USD

Total: \$150.00  
Transaction ID: a6xrybhh

Payment Information

First Name: Kori  
Last Name: Stockie  
E-Mail: brandon.stockie@dickinsongov.com

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

September 29, 2024

Re: Stockie's 180 acres

To Whom it May Concern;

My husband and I purchased 180 acres behind Maryville subdivision in 2022 through the FSA (Farm Services Agency) with a business plan based on ranching. When we purchased the land, we were told the land was in the ETZ. We were informed that it was under an agricultural exemption through the FSA.

Upon some research of what this meant, an article from the Dickinson Press was located, dated September 30, 2021. In that article, it states "A city that has exercised its authority under this subdivision has joint zoning and subdivision regulation jurisdiction from 2 miles to 4 miles with the other political subdivision." A lawyer was open to discussing the ETZ, and simply put, stated that the city can decide to step in, subdivide, or even impose eminent domain. We were not informed that the city held any rights to zoning at that time or that permits were needed through the city.

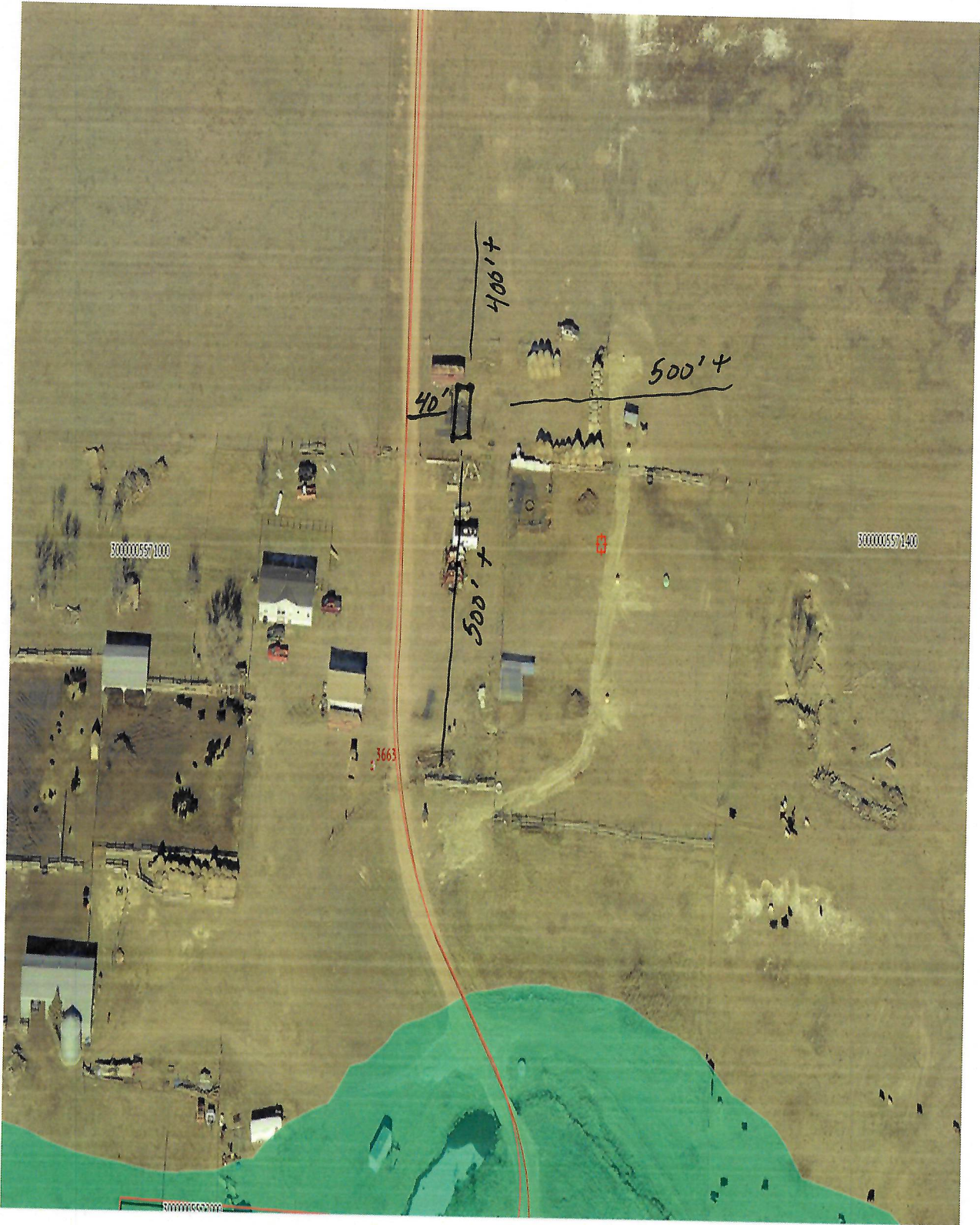
With the information we thought we understood, we started to develop the property by adding a well, running water lines, and putting in livestock waterers. When we found that we needed to make changes to better ensure that our property was safe from those who trespass, attempt to steal, as well as better care for our cows while calving, we decided to put a house on the property. My husband called the county who informed him casually over the phone that there was no need for permits due to owning more than 40 acres. We were not directed to any other agency, we were not asked any further questions. We proceeded to put in a manufactured house.

I was called by my adult daughter on Friday, the 27<sup>th</sup> at 9:36 am stating that there was a man from the city with some information. I was handed a letter and a "Stop work". The man informed me that I was to have a permit if I am putting in a permanent home and that it needed to be at least 20 feet wide. I told him we were going to add an addition, so that should not be a problem. I read the letter, and attempted to clarify information regarding Section 39.12.006 cited in the letter. I asked if we needed a permit for any other barns or agricultural structures, and he said no, only a structure intended to be a permanent home. This is not how I understood the cited section in the letter, to which the letter states we are in non compliance. I attempted to engage in further conversation with Blaine to better understand the situation and come in to compliance, and he informed me that I needed to talk with Leonard. I called Southwest District Health immediately and got the application in that day for the septic. I attempted to call Leonard Schwindt twice, leaving two voicemails.

My husband and I are requesting a special exemption to be able to move forward with improving our property and get approval for the 18x80 manufactured home.

Kori Stockie

701-260-8944



new location in the search field above. It may take a minute or more during peak hours to generate a dynamic firmette.



# Southwestern District Health Unit

528 21st St. West, Dickinson, North Dakota 58601

Telephone: (701) 483-0171 Toll Free: 1-866-483-3050 Fax: (701) 483-4097

## APPLICATION FOR SEWAGE & WATER FACILITIES

### Type of Facility:

- Residential Home / Cabin (# of bedrooms 3)  Residential Garage / Shop  Man Camp
- Commercial / Industrial Shop  RV / Trailer Park  Office Building  Other \_\_\_\_\_

**Minimum lot size for an onsite sewer system is 40,000 square feet (About 1 Acre).**

**If the system will be used by 25 or more people on a daily basis, have greater than 14 service connections, or for RV parks, have greater than 12 RV hook-ups, the plans will have to be approved by the ND Department of Environmental Quality.**

### General Information:

Owner: Brandon and Kori Stockie Mail or Rural Address: 3650 115G Ave SW City: Dickinson

Legal Description: N2SE4 County: Stark Lot #: \_\_\_\_\_ Block: \_\_\_\_\_

Subdivision: 139 -97 Lot #: \_\_\_\_\_ Block #: \_\_\_\_\_

Sewer System Type: Septic Tank / Drainfield  Holding Tank

Septic Tank: (1000 gallon **working capacity** minimum.) Size: 10000 gallons Number of Tanks: 1

Material: Concrete Poly (Circle One)

Distance from: Foundation: 100 ft. Lake / Stream / High Water Level 100 ft. (100 ft. minimum)

Well: 200 ft. (50 ft. minimum for wells 100 ft. deep, or deeper if well is under 100 ft. deep, 100 ft. distance or greater is required)

Soil Type: \_\_\_\_\_

Lift Pump Used: YES  NO  Diameter of Chamber: \_\_\_\_\_ Inches Location: Basement By Septic Tank (Circle One)

Drainfield Information: Type: Gravel-less  Rock/Perforated Tile

Distance From: Septic Tank: 10 ft. (10 ft. minimum) Stream/Lake/Drainage 100 ft. (100 ft. minimum)

Property Line: 30 ft. (10 ft. minimum)

Length of Drainfield Tile: 200 ft. (200 ft. minimum for gravel-less) Trench Width: \_\_\_\_\_ Inches.

Width of Drainage Pipe/Chamber: \_\_\_\_\_ Inches

Depth of Pipe (top of pipe/chamber to surface) \_\_\_\_\_ in. (30 to 36 inches maximum- total depth should not exceed 48")

Total Amount of Absorption Area in Square Feet (length X width) \_\_\_\_\_ sq. ft.

Depth of Rock under Perforated Pipe (Gravel Systems): \_\_\_\_\_ Inches

Size of Rock: \_\_\_\_\_ Inches (washed gravel or crushed stone- No scoria allowed)

**Well Information:** Type: Drilled  Dug  Bored  Community System

Depth: \_\_\_\_\_ Diameter: \_\_\_\_\_

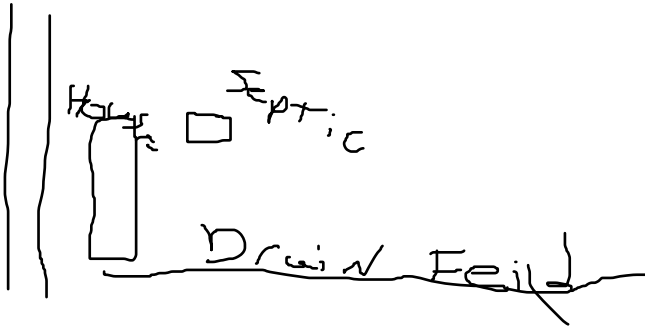
Distance from: Sewer: \_\_\_\_\_ ft. (50 ft. minimum for wells 100 ft. deep or deeper, if well is under 100 ft. deep 100 ft. distance or greater is required.) Foundation: \_\_\_\_\_ Property Line: \_\_\_\_\_ Buried Tanks: \_\_\_\_\_

Body of Water: \_\_\_\_\_

**Please complete the information on the next page.**

Draw a diagram of the proposed or existing sewer and water system. Please make the drawing as accurate as possible. Must include the locations of the building, well, septic tank, lift pump, drainfield, and any sources of contamination. \*Please note some of the minimum & maximum distances on the front of the application. Be aware of topographical features. Sewer systems should not be installed in low-lying areas subject to flooding or areas subject to heavy water runoff. In areas of heavy soils or high water tables, the size of the drain field may need to be increased beyond that indicated on these plans.

NORTH ↑



**\*\* Area over the drainfield should have topsoil, seeded into grass and not be driven on to avoid compaction\*\***

I hereby submit the above information to be correct as to present or proposed installation:

Signature: \_\_\_\_\_ Installer: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Town: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone #: \_\_\_\_\_

Send Approval Form To: Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

The proposed sewer and/or water system plans are hereby approved and subject to an onsite inspection before covering. This is only a plan approval; an onsite installation inspection is required for final approval. The Southwestern District Health Unit accepts no responsibility for systems that are installed improperly or not inspected at the time of installation.

\_\_\_\_\_  
(Date of Application)

\_\_\_\_\_  
(EHP signature for pre-approval)  
(Inspection may be required)