



PLANNING AND ZONING COMMISSION MEETING AGENDA

Wednesday, August 13, 2025 at 7:10 AM
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
Matthew Rothstein

CALL TO ORDER

ROLL CALL

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

2. MINUTES

A. JULY 9TH 2025 MINUTES

3. REGULAR AGENDA:

A. FINAL MINOR PLAT (FLP-007-2025) - Presented by: *City Planner, Natalie Birchak*

To consider a Minor Subdivision Plat for the Silvergate Addition Subdivision, being a replat of a Portion of Block C of the Messersmith & Simpson's 2nd Addition Subdivision, located in the SE ¼ of Section 3, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.556 acres.

B. PRELIMINARY MAJOR PLAT (PLP-003-2025) - Presented by *City Planner, Natalie Birchak*

To consider a Preliminary Major Subdivision Plat for the Stockert's 3rd Addition Subdivision, being a replat of Lots 1-3 of Block 2 of the Stockert's 1st Addition Subdivision and Lot 1 of Block 1 of the Stockert's 2nd Addition Subdivision, located in the W ½ of Section 22, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 8.27 acres.

C. REZONING (REZ-006-2025) - Presented by *City Planner, Natalie Birchak*

To consider a Zoning Map Amendment from Low Density Residential (R-1) to General Commercial (GC) for Lot 3 of Block 1 of the Stockert's 1st Addition Subdivision, located in the W ½ of Section 22, Township 139 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 3.4 acres.

4. WORK SESSION

A. 90 MINUTE DOWNTOWN PARKING - Presented by: City Planner Natalie Birchak

B. AUTO REPAIR CONCERNS - Presented by: City Planner Natalie Birchak

C. OIL WELL SPECIAL USE PERMIT REQUIREMENT - Presented by: City Planner Natalie Birchak

D. AIRBNB DISCUSSION - Presented by: Local Residents

5. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

6. ITEMS NOT ON AGENDA

7. ADJOURNMENT

Link for viewing Planning and Zoning Commission Meeting:

<https://youtube.com/live/kK8wXvOEm6E>

This link will not be live until approximately 7:10 AM MT on August 13, 2025.

Teams Meeting: <https://tinyurl.com/ymzhu73m>

Teams Meeting ID: 292 248 806 069 7

Teams Phone #: 1-701-506-0320

Local Phone #: 701-456-7006

Meeting Passcode: 3rB2JS7b

Phone Conference ID: 773 584 766#

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 MEETING MINUTES

Wednesday, July 09, 2025 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

- Chairman:** Jason Fridrich
- Vice Chairman:** Scott Bullinger
- Dean Franchuk
- Zach Keller
- Val Decker
- Rick Haugen
- Aaron Johansen
- Mike Schwab
- Mathew Rothstein

CALL TO ORDER

ROLL CALL

PRESENT

- Chairman Jason Fridrich
- Commissioner Dean Franchuk
- Commissioner Aaron Johansen
- Commissioner Richard Haugen
- Commissioner Mike Schwab
- Commissioner Val Decker
- Commissioner Mathew Rothstein

ABSENT

- Vice Chairman Scott Bullinger
- Commissioner Zach Keller

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve as presented.

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

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

2. MINUTES

A. JUNE 11TH 2025 MINUTES

Motion to approve as presented.

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

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

3. REGULAR AGENDA:

A. RENAISSANCE ZONE APPLICATION (REN-002-2025) - Presented by City/County Planner, Steve Josephson

To consider a request for a Renaissance Zone Project at a property with the address of 716 Villard Street West, legally described as Lot 6, Block 18, Young’s Fifth Addition Subdivision.

Chairman Fridrich abstains from voting on this item.

City/County Planner Steve Josephson presents the rehab Renaissance Zone project. The lot is currently vacant. The applicants operate a business to the west and want to move here to serve beverages. The project exceeds the assessed true value by a significant amount. They are requesting an 8-year exemption.

The applicants are present online. Lori Ludwig, owner of Pops Soda Shack, states this will be a much better location for the employees of the store.

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

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

Voting Yea: Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein
Voting Abstaining: Chairman Fridrich

B. FINAL MAJOR PLAT (FLP-005-2025) - Presented by City Planner, Natalie Birchak

To consider a Final Major Subdivision Plat for the Jolliffe Acres Subdivision, being a replat of Blocks 1 & 2, and Lots 1-4 of Blocks 3 & 4 of the Greenvale 3rd Addition Subdivision located in the E ½ of Section 9, Township 140 North, Range 96 West, in the City of Dickinson’s Extra-Territorial Zone (ETZ). The site consists of +/- 26.467 acres.

City Planner Natalie Birchak presents the final plat request. This preliminary plat had been heard at a prior PZ meeting. Staff recommends approval.

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

Motion is for the final plat.

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

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

C. RENAISSANCE ZONE APPLICATION (REN-003-2025) - Presented by City/County Planner, Steve Josephson

To consider a request for a Renaissance Zone Project at a property with the address of 1500 Villard Street West, legally described as Lot 17A, Block 3, College Subdivision.

Mr. Josephson presents the rehab Renaissance Zone request. The applicants are operating a business on one of the lots. They have acquired several vacant lots and plan to build a 6,000 sq. ft. shop, connecting the structures together. The project involves improvements costing over one million dollars. They are requesting an 8-year exemption. Staff recommends approval.

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

Commissioner Decker will be abstaining.

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

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Rothstein
Voting Abstaining: Commissioner Decker

D. FINAL MINOR PLAT (FLP-006-2025) - Presented by City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Schmidt Minor Subdivision located in the SE ¼ of Section 33, Township 140 North, Range 95 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 7.77 acres.

Ms. Birchak presents the minor plat request. She states the reason for this request to subdivide and build a primary residence on the lot. There is also a rezone request that accompanies this plat. Staff does recommend approval and has not received any public comment. It is currently zoned GC and will rezone a portion to RR.

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

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

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

E. REZONING (REZ-005-2025) - Presented by City Planner, Natalie Birchak

To consider a Zoning Map Amendment from Agriculture (AG) and General Commercial (GC) to Rural Residential (RR) for Lot 1 of Block 1 of the proposed Schmidt Minor Subdivision located in the SE ¼ of Section 33, Township 140 North, Range 95 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The site consists of +/- 1.49 acres.

Ms. Birchak presents the rezone request. This item accompanies the prior minor plat. The applicant will construct a primary residence on this lot. Staff has not received any comments and recommends approval. Commissioner Schwab asks what the building located on there is used for. They are commercial buildings but none on the lot that will be rezoned are commercial.

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

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

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

F. SPECIAL USE PERMIT (SUP-003-2025) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit amendment for a dog grooming home-based occupation in Low Density Residential (R-1) zoning at 270 29th Dakota Place. The property is legally described as Lot 7 in Block 4 of the Suncrest First Addition Subdivision in the NW ¼ of the SW ¼ of Section 2, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 0.27 acres.

Ms. Birchak presents the SUP request. The purpose of this SUP is for a dog grooming business. The applicant had a prior SUP but has moved locations. The property is zoned low density residential. Staff has not received any comments and recommends approval subject to the conditions on the staff report.

Mr. Johansen asks if there have been any issues with the prior SUP and the applicant confirms there have not. Johansen asks about the limit of animals. There will only be one at a time.

Kaylee Brewer, applicant, states there are some people that have 2-3 dogs in one home, but she is by appointment only.

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

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

Voting Yea: Chairman Fridrich, Commissioner Franchuk, Commissioner Johansen,

Commissioner Haugen, Commissioner Schwab, Commissioner Decker, Commissioner Rothstein

G. ZONING TEXT AMENDMENT (ZTA-002-2025) - Presented by City Planner, Natalie Birchak

To consider a zoning text amendment to Section 62-162 “Development Regulations” of the City of Dickinson North Dakota Zoning Ordinance regarding increasing the minimum required lot size of Agriculture-zoned lots from five (5) acres to ten (10) acres.

Ms. Birchak presents the ZTA. This has been discussed at two prior PZ work sessions. This would increase the min lot for AG - from 5 to 10 acres. She explains the benefits of changing this ZTA.

Johansen asks about existing lots; those would be grandfathered in. If they come back with significant development requests, they would have to replat, rezone, or request a variance with the Board of Adjustment. Schwab mentions the County going down in lot size. Mr. Franchuk and Mr. Josephson clarify that there has been no discussion of that. The County is at 40 acres.

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

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

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. PROPOSED LOT MODIFICATION AMENDMENT - Presented by City Planner, Natalie Birchak

Ms. Birchak presents the amendment. This was discussed at a previous PZ work session. She presents the purpose of changes on PowerPoint and looks for feedback from the commission. The purpose of the changes would be:

- Lot combinations no longer allow the combination of lots that would match or exceed the minimum lot size of the next-lowest density zoning district.
- No change to lot line adjustments.
- Lot splits can no longer be utilized in conjunction with a rezone. A minor of major plat must be filed instead. Additionally, clarifies that only one lot can be split.
- A signature representing the Planning Department will be required.

There is discussion on how many of these submittals we've had this year. Mr. Skluzacek says we've already had 15 this year.

B. CHICKEN PRESENTATION - *Presented by June McCarty*

Ms. Birchak explains that City staff met with Ms. McCarty regarding the topic of allowing chickens in residential zoning. Staff wanted to bring the matter to the Planning and Zoning Commission to gather their thoughts and determine the next course of action.

June McCarty of Dickinson presents her proposal to allow chickens within city limits in residential areas. Her presentation is included in the meeting packet.

Chairman Fridrich comments that this issue has come up in the past. Commissioner Johansen asks about the current zoning regulations; chickens are not currently allowed. Ms. McCarty proposes allowing 4–6 hens, a number she selected based on average household size. Ms. Birchak adds that currently, only Agricultural (AG) and Rural Residential (RR) zones allow chickens within city limits.

Ms. Wenko comments on the implications for the Police Department and Code Enforcement. The Police Department is not in favor of taking on enforcement responsibility, which would leave it to Code Enforcement. Additionally, the animal shelter is not currently equipped to handle chickens, so facility upgrades would be necessary. Violations and fines would need to be considered. There are many factors to evaluate, and if this moves forward, logistics would need to be analyzed thoroughly. Additional staff may be required. Currently, violations can be classified as infractions or Class B misdemeanors.

Chairman Fridrich mentions that other cities have relatively low permit fees. Commissioner Decker asks about limits on the number of licenses in certain areas; Mandan and Hettinger had such limits, although Mandan was considering removing theirs. Ms. Wenko notes that chickens are allowed for homeschool purposes in some cases and that the current code contains some ambiguity around schools. A discussion follows regarding the definition of "schools" in the code.

Commissioner Johansen comments on the unknown financial impact of staffing and enforcement and the uncertainty surrounding how many residents would apply for permits. Ms. McCarty suggests a pilot program. Commissioner Haugen expresses concern that residents who are already keeping chickens illegally may not seek permits if a program is established.

Chairman Fridrich emphasizes that enforcement against those who do not follow regulations is a major concern. Ms. Wenko notes that enforcement would likely be complaint-based, with annual inspections, and that multiple departments and staff would be involved. There is also discussion about requiring notification to neighbors before keeping chickens.

Code Enforcement Officer Tiffany Stewart states that both animal control and code enforcement would be involved. Additional departments such as licensing, building,

and fire would also need to participate. She notes that many individuals currently fail to obtain required licenses and choose not to follow established rules.

Chairman Fridrich suggests that staff research how other cities handle enforcement and financial aspects. Public comment and engagement meetings would be necessary. An online petition supporting the proposal currently has 500 signatures.

7. ADJOURNMENT

Motion made by Commissioner Schwab, Seconded by Commissioner Johansen.

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

Link for viewing Planning and Zoning Commission Meeting:

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

From: [Jotform](#)
To: [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Sylvia Miller](#); [Natalie Birchak](#)
Subject: Re: Unified Development Application
Date: Wednesday, July 2, 2025 4:05:35 PM
Attachments: [Bauer Pre-Application Letter.pdf](#)
[Authorization Letter.pdf](#)
[SILVERGATE ADDITION TRANSMITTAL.pdf](#)
[3006108.pdf](#)
[SILVERGATE UTILITIES.pdf](#)
[SILVERGATE PRELIM IMAGE.pdf](#)
[SILVERGATE PRELIM.pdf](#)
[SILVERGATE ZONING.pdf](#)
[6273030811815263801_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: [Bauer Pre-Application Letter.pdf](#)

Type of Development

Is this a Replat Yes

Subdivision Being Re-platted

Name

Company

Applicant Email

Applicant Phone #

Applicant Representative (if applicable)

Applicant Representative Company

Applicant Representative Email

Applicant Representative Phone # (701) 505-8209

Owner Name Carlos Royal

Owner Address 1156 21st W, Dickinson, ND, 58601

Owner Email cwroyal@icloud.com

Owner Phone # (760) 798-2129

Is the owner present to Sign

Owner Signature Upload [Authorization Letter.pdf](#)

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

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS)

A PARCEL OF LAND BEING A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S SECOND ADDITION TO THE CITY OF DICKINSON LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK C; THENCE ALONG THE EAST LINE OF SAID BLOCK C S1°50'47"W A DISTANCE OF 85.00' TO THE POINT OF BEGINNING, THENCE N88°20'37"W A DISTANCE OF 124.93', THENCE S1°51'05"W A DISTANCE OF 199.99', THENCE S88°19'37"E A DISTANCE OF 74.96', THENCE N1°50'47"E A DISTANCE OF 15.02', THENCE S88°19'37"E A DISTANCE OF 49.98' TO A POINT BEING ON THE EAST LINE OF SAID BLOCK C, THENCE ALONG THE EAST LINE OF SAID BLOCK C N1°50'47"E A DISTANCE OF 185.01' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.556 ACRES (24238 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

	1/4 Section	Township	Range
Description	SE 1/4 Sec. 3	T139N	R96W

Property Address / General Project Location 343/359 9th Ave East

Total Square Footage or Acreage of Subject Property 0.556 ACRES (24238 SQUARE FEET)

Transmittal Letter (Explanation of Request & Proposed Operations) [SILVERGATE ADDITION TRANSMITTAL.pdf](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 1

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Name of Plat Silvergate Addition

Number Lots 1 to 10 Lots

Number of Block(s) 1
2

Application Calc 500

Required Documentation Upload [SILVERGATE_FEMA_CLIP.jpg](#)
[SILVERGATE_UTILITIES.pdf](#)
[SILVERGATE_PRELIM_IMAGE.pdf](#)
[SILVERGATE_PRELIM.pdf](#)
[SILVERGATE_ZONING.pdf](#)

Deed for Property [3006108.pdf](#)

Application Fees

Applicable Fees	500.00 USD
<hr/>	
Total:	\$500.00
Transaction ID: ahcr8vb4	

Payment Information

First Name: Nicholas
Last Name: Jensen
E-Mail: dave@bauerproperty.com

Applicant Signature

A handwritten signature in black ink, appearing to be 'Z. D.' with a stylized flourish at the end.

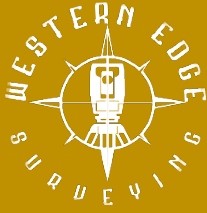
Date

07-02-2025

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

SILVERGATE ADDITION MINOR SUBDIVISION (FLP-007-2025)





Western Edge Surveying, PLLC
1175 Lincoln Street
Dickinson, ND 58601

Phone: (701) 505-8209
Email: nick.jensen@westernedgesurveying.com
Website: www.westernedgesurveying.com

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND

Date: July 2nd, 2025

Subject: Silvergate Addition – Minor Subdivision Plat

Natalie,

Attached to the application form you will find the following Minor Subdivision Plat documents for the area of the Silvergate Addition being submitted for consideration:

- Pre-submittal Meeting Letter
- Project Scope (see below)
- Legal Description
- Warranty Deed(s)
- Minor Plat Drawing
- Minor Plat Drawing – With image, showing current land usage.
- City Zoning Map
- City Utility Map
- FEMA Floodplain Map

Minor Subdivision Plat Request:

The applicant respectfully requests approval for a minor subdivision plat to separate two 4-plex units, currently connected by a shared sanitary sewer line, and to establish an easement for the sanitary sewer crossing Lot 1, as shown on the attached plat, for the benefit of the separately deeded 4-plex to the north.

Project Description:

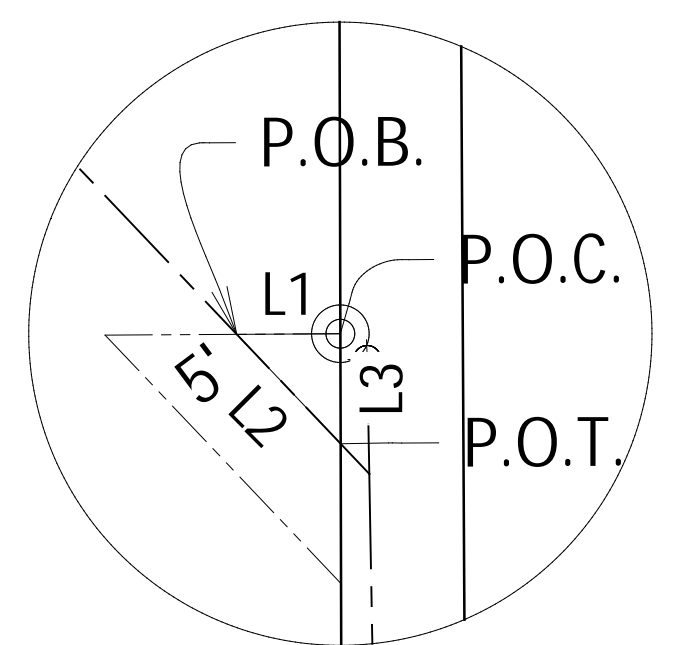
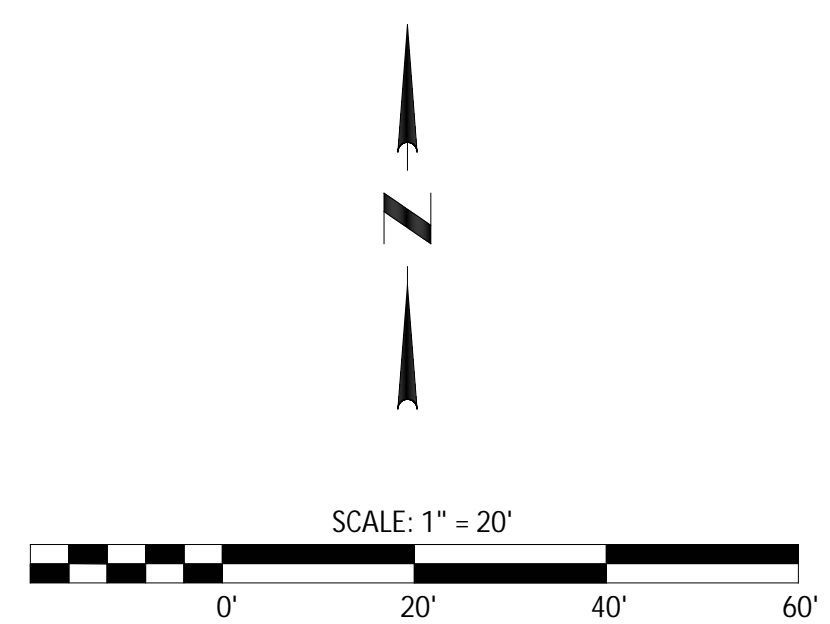
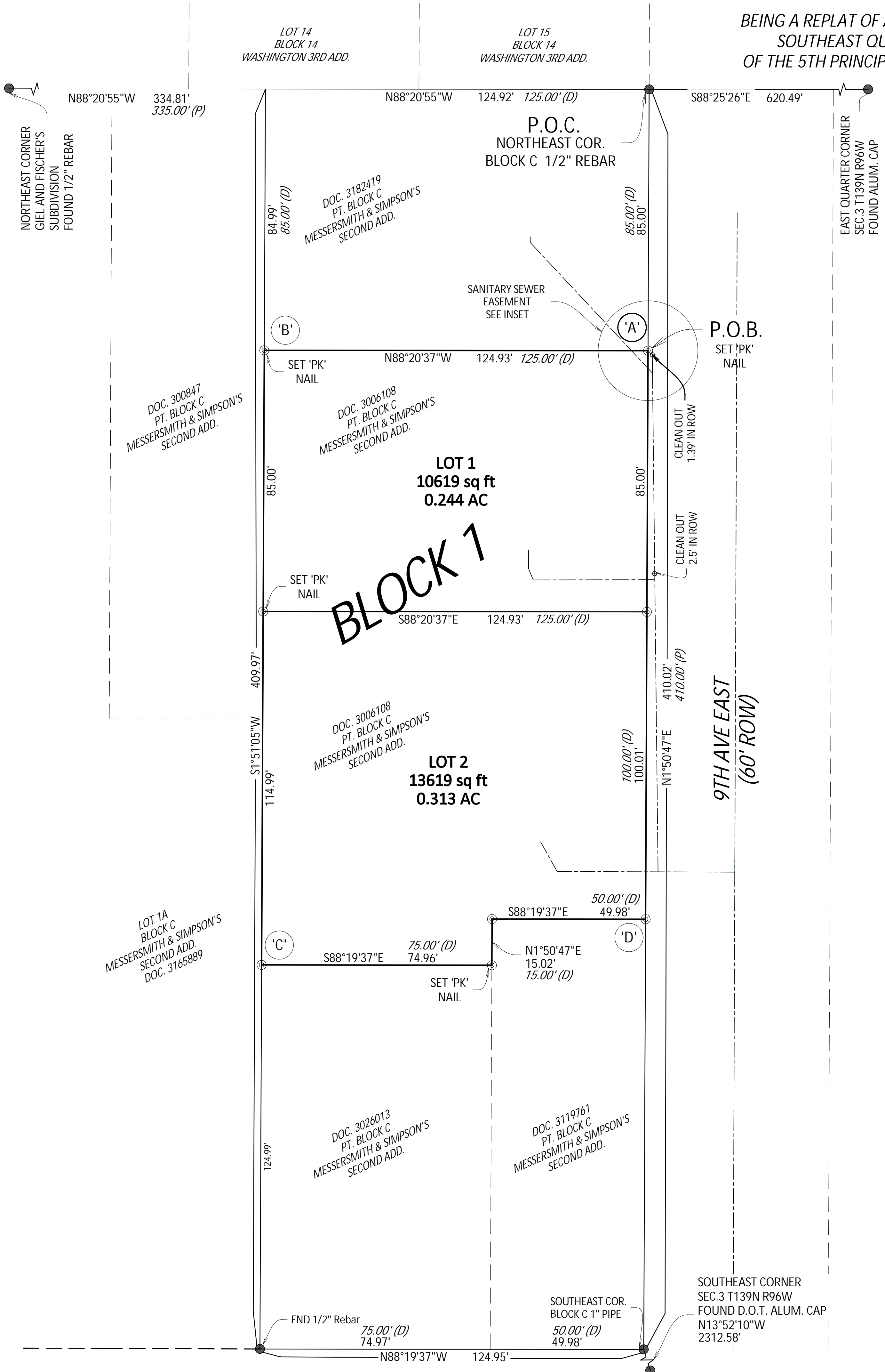
To facilitate the potential individual sale of the two 4-plex units, the applicant seeks to subdivide the parcels and provide a sanitary sewer easement as indicated.

Thank you for your consideration of this application and we appreciate any feedback or questions you may have.

Thanks,
Nick Jensen

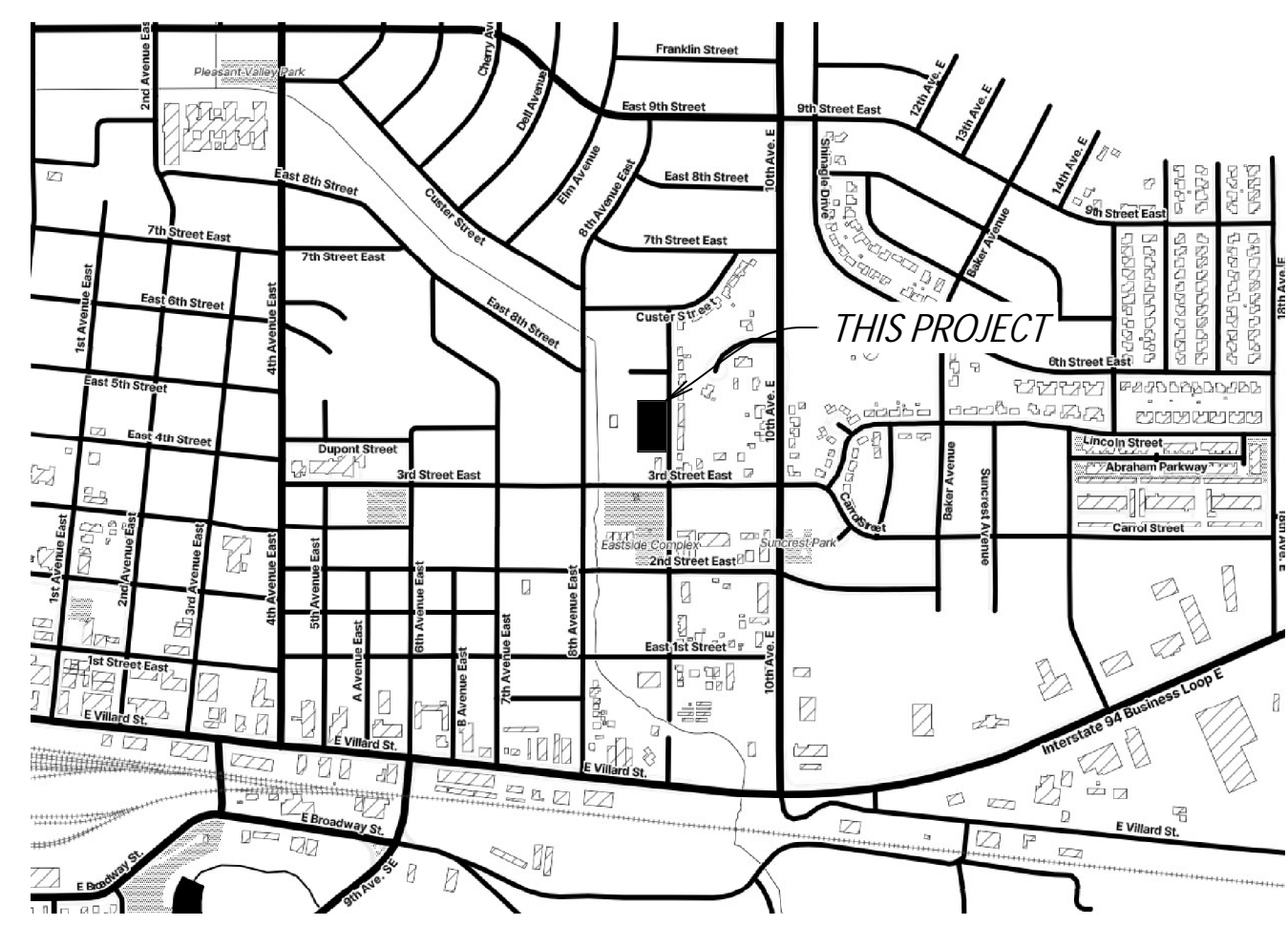
SILVERGATE ADDITION

BEING A REPLAT OF A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S 2ND ADDITION
SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



LEGEND

- CORNER FOUND (AS DESCRIBED)
- ⊙ SET 2" ALUM. CAP STAMPED 'WES NDPLS 29362' (UNLESS NOTED)
- PARCEL BOUNDARY
- - - ADJACENT PARCEL LINES
- - - SANITARY SEWER CENTERLINE
- 100 (D) DEED DISTANCE
- 100 (P) PLAT DISTANCE



SANITARY SEWER EASEMENT LINE TABLE		
Name	Azimuth	Length
L1	N88°20'37"W	5.40
L2	S41°31'02"E	7.86
L3	N1°50'47"E	5.73

COORDINATE TABLE		
Name	Northing	Eastng
A	451809.88	1400688.17
B	451813.49	1400563.32
C	451613.64	1400556.86
D	451625.00	1400682.21

BASIS OF BEARINGS

BASIS OF BEARINGS BEING THE EAST LINE OF BLOCK C, MESSERSMITH & SIMPSON 2ND ADDITION TO THE CITY OF DICKINSON, ND

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE 1983 (2011), INTERNATIONAL FOOT. BEARINGS ARE GRID, DISTANCES ARE GROUND USING A SCALE FACTOR OF 1.0001799772. COORDINATES ARE GRID.

SURVEYOR'S CERTIFICATE

I, NICHOLAS R. JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT SILVERGATE ADDITION SUBDIVISION PLAT 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 DESIGNATED 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:

NICHOLAS R. JENSEN R.L.S. 29362

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S SECOND ADDITION TO THE CITY OF DICKINSON LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK C; THENCE ALONG THE EAST LINE OF SAID BLOCK C S1°50'47"W A DISTANCE OF 85.00' TO THE POINT OF BEGINNING, THENCE N88°20'37"W A DISTANCE OF 124.93', THENCE S1°51'05"W A DISTANCE OF 199.99', THENCE S88°19'37"E A DISTANCE OF 74.96', THENCE N1°50'47"E A DISTANCE OF 15.02', THENCE S88°19'37"E A DISTANCE OF 49.98' TO A POINT BEING ON THE EAST LINE OF SAID BLOCK C, THENCE ALONG THE EAST LINE OF SAID BLOCK C N1°50'47"E A DISTANCE OF 185.01' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.556 ACRES (24238 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

PROPOSED PRIVATE SANITARY SEWER EASEMENT

THE CENTERLINE OF A 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT (5 FOOT ON EACH SIDE OF CENTERLINE) LOCATED IN LOT 1, BLOCK 1 OF SILVERGATE ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE NORTH LINE OF SAID LOT 1 N88°20'37"W A DISTANCE OF 5.40' TO THE POINT OF BEGINNING, THENCE S41°31'02"E A DISTANCE OF 7.86' TO THE POINT OF TERMINATION, POINT BEING S1°50'47"E A DISTANCE OF 5.73' FROM THE NORTHEAST CORNER OF SAID LOT 1.

SAID EASEMENT CONTAINS 7.86 LINEAR FEET, 80 SQ FT, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEY NOTES

- SILVERGATE ADDITION IS LOCATED WITHIN ZONE 'X' AS SHOWN ON FEMA FLOOD INSURANCE MAP (FIRM) PANEL 38089C0194F EFFECTIVE AUGUST 28, 2024.
- THE PROPOSED SANITARY SEWER EASEMENT SHOWN HEREON IS BASED ON PHYSICAL FEATURES (E.G., MANHOLES, CLEANOUTS) OBSERVED DURING THE FIELD SURVEY CONDUCTED ON 6/11/2025 AND AN AS-BUILT DRAWING PROVIDED BY THE CITY OF DICKINSON. THE SURVEYOR DOES NOT WARRANT THE PRECISE LOCATION OF UNDERGROUND SEWER LINES BEYOND THE SURVEYED SURFACE FEATURES AND REFERENCED AS-BUILT DATA. THE LEGAL TERMS AND RECORDING OF THIS EASEMENT ARE TO BE FINALIZED BY SEPARATE AGREEMENT.
- ALL DOCUMENTS REFERENCED ARE ON FILE AT THE STARK COUNTY COURTHOUSE.

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

PROPRIETOR'S CERTIFICATE

I, CARLOS ROYAL, OWNER AND PROPRIETOR OF SILVERGATE ADDITION, TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER. THE PRIVATE UTILITY EASEMENT CROSSES LOT 1 FOR THE BENEFIT OF A PARCEL DEEDED IN DOC. 3182419, TAX PARCEL: 0050-0304-0000.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: _____
CARLOS ROYAL, MEMBER OF EASTMORE FINANCIAL, LLC

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARLOS ROYAL, TO ME KNOWN TO BE THE SAME PERSON(S) DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

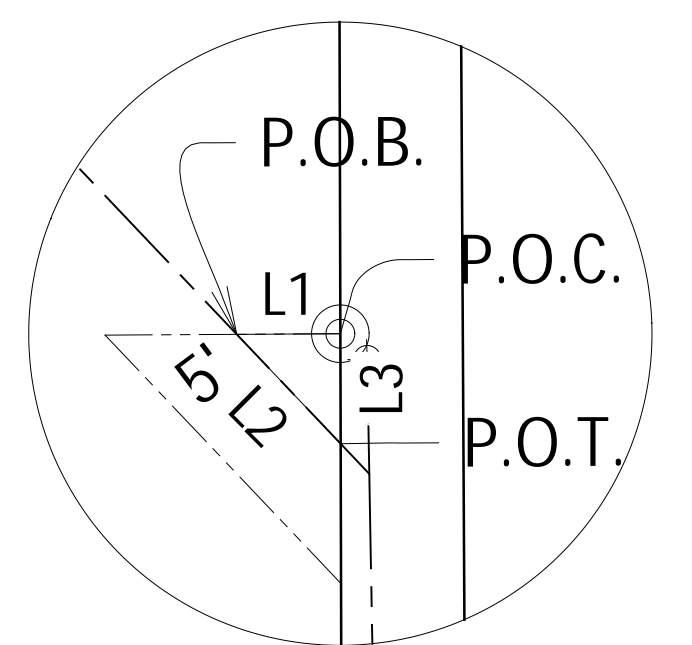
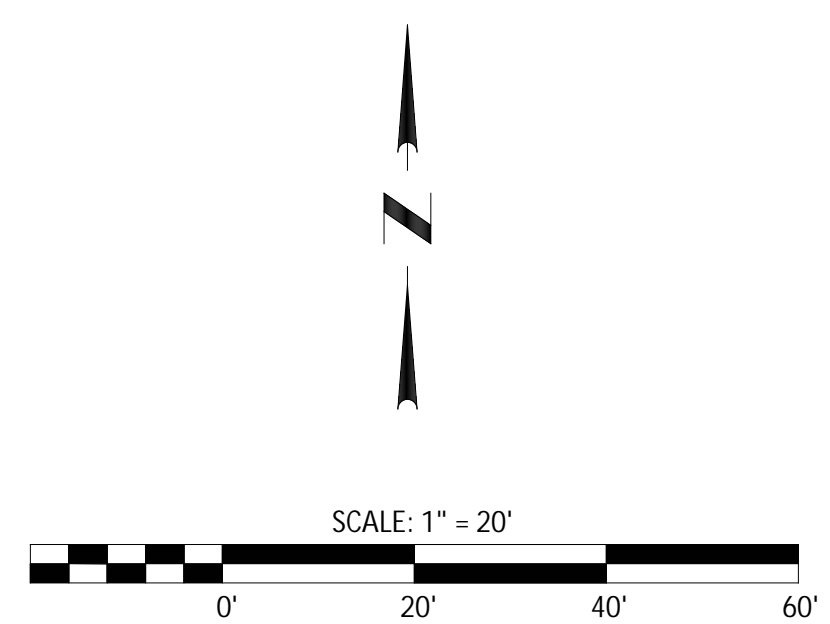
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

RESIDING AT COUNTY OF _____ STATE OF _____

DRAWN BY: NRJ SHEET: 1 OF 1
PROJECT NO: 25-029 DATE: 7/2/2025
WESTERN EDGE SURVEYING, PLLC
1175 LINCOLN STREET
DICKINSON, ND 58601
PHONE: (701) 505-8209
WWW.WESTERNEDGESURVEYING.COM

SILVERGATE ADDITION

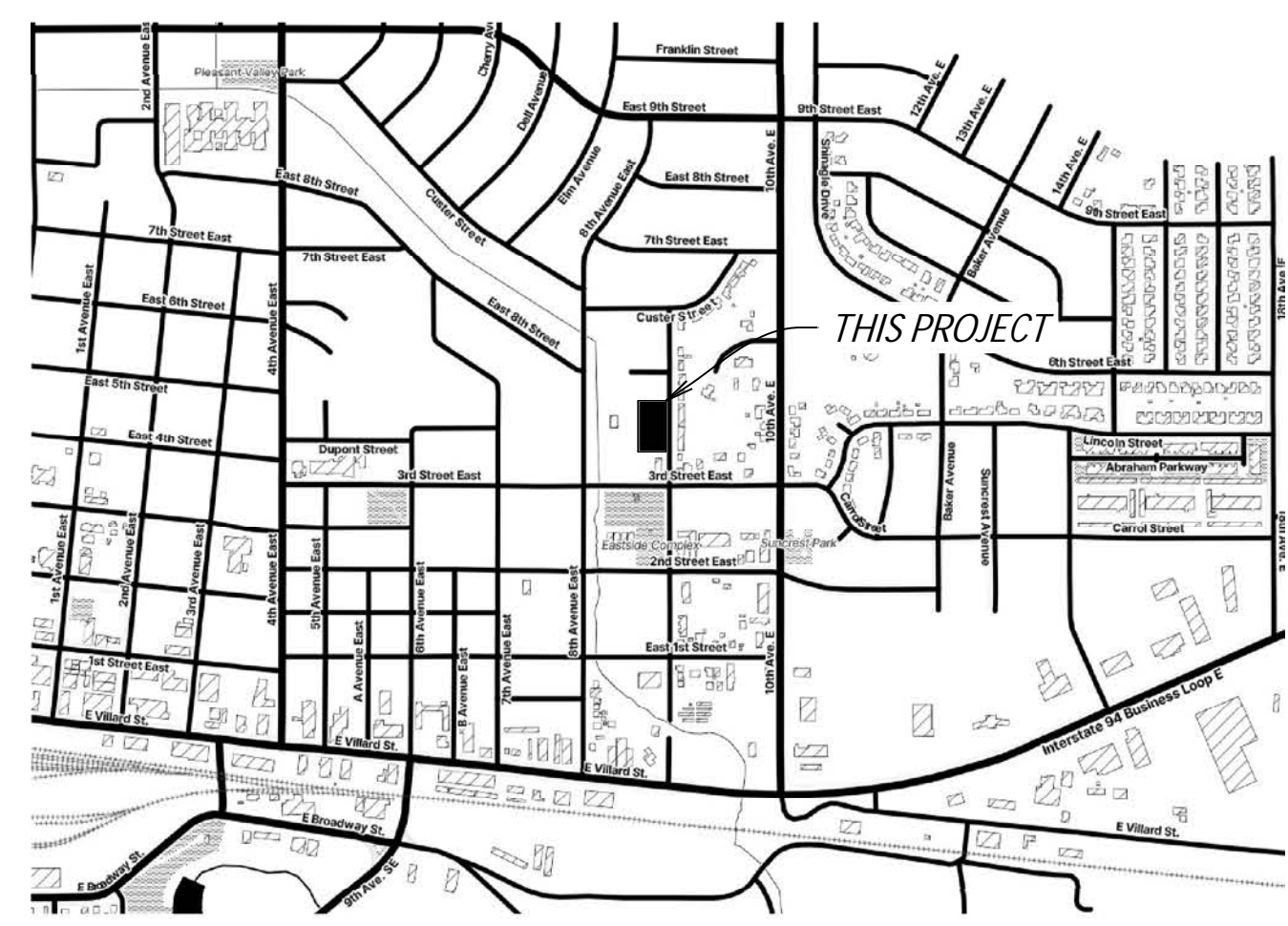
BEING A REPLAT OF A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S 2ND ADDITION
SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST
OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



SANITARY SEWER EASEMENT
INSET: SCALE 1" = 10'

LEGEND

- CORNER FOUND (AS DESCRIBED)
- ⊙ SET 2" ALUM. CAP STAMPED 'WES NDPLS 29362' (UNLESS NOTED)
- PARCEL BOUNDARY
- - - ADJACENT PARCEL LINES
- - - SANITARY SEWER CENTERLINE
- 100 (D) DEED DISTANCE
- 100 (P) PLAT DISTANCE



VICINITY MAP: NOT TO SCALE

SANITARY SEWER EASEMENT LINE TABLE

Name	Azimuth	Length
L1	N88°20'37"W	5.40
L2	S41°31'02"E	7.86
L3	N1°50'47"E	5.73

COORDINATE TABLE

Name	Northing	Eastng
A	451809.88	1400688.17
B	451813.49	1400563.32
C	451613.64	1400556.86
D	451625.00	1400682.21

BASIS OF BEARINGS

BASIS OF BEARINGS BEING THE EAST LINE OF BLOCK C, MESSERSMITH & SIMPSON 2ND ADDITION TO THE CITY OF DICKINSON, ND

SURVEY BASED ON NORTH DAKOTA SOUTH ZONE 1983 (2011), INTERNATIONAL FOOT. BEARINGS ARE GRID, DISTANCES ARE GROUND USING A SCALE FACTOR OF 1.0001799772. COORDINATES ARE GRID.

SURVEYOR'S CERTIFICATE

I, NICHOLAS R. JENSEN, REGISTERED LAND SURVEYOR, N.D. NO. 29362 DO HEREBY CERTIFY THAT SILVERGATE ADDITION SUBDIVISION PLAT 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 DESIGNATED 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:

NICHOLAS R. JENSEN R.L.S. 29362

BOUNDARY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK C, MESSERSMITH & SIMPSON'S SECOND ADDITION TO THE CITY OF DICKINSON LOCATED IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 139 NORTH, RANGE 96 WEST, OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK C; THENCE ALONG THE EAST LINE OF SAID BLOCK C S1°50'47"W A DISTANCE OF 85.00' TO THE POINT OF BEGINNING, THENCE N88°20'37"W A DISTANCE OF 124.93', THENCE S1°51'05"W A DISTANCE OF 199.99', THENCE S88°19'37"E A DISTANCE OF 74.96', THENCE N1°50'47"E A DISTANCE OF 15.02', THENCE S88°19'37"E A DISTANCE OF 49.98' TO A POINT BEING ON THE EAST LINE OF SAID BLOCK C, THENCE ALONG THE EAST LINE OF SAID BLOCK C N1°50'47"E A DISTANCE OF 185.01' TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.556 ACRES (24238 SQUARE FEET), MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

PROPOSED PRIVATE SANITARY SEWER EASEMENT

THE CENTERLINE OF A 10 FOOT WIDE PRIVATE SANITARY SEWER EASEMENT (5 FOOT ON EACH SIDE OF CENTERLINE) LOCATED IN LOT 1, BLOCK 1 OF SILVERGATE ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE NORTH LINE OF SAID LOT 1 N88°20'37"W A DISTANCE OF 5.40' TO THE POINT OF BEGINNING, THENCE S41°31'02"E A DISTANCE OF 7.86' TO THE POINT OF TERMINATION, POINT BEING S1°50'47"E A DISTANCE OF 5.73' FROM THE NORTHEAST CORNER OF SAID LOT 1.

SAID EASEMENT CONTAINS 7.86 LINEAR FEET, 80 SQ FT, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEY NOTES

- SILVERGATE ADDITION IS LOCATED WITHIN ZONE 'X' AS SHOWN ON FEMA FLOOD INSURANCE MAP (FIRM) PANEL 38089C0194F EFFECTIVE AUGUST 28, 2024.
- THE PROPOSED SANITARY SEWER EASEMENT SHOWN HEREON IS BASED ON PHYSICAL FEATURES (E.G., MANHOLES, CLEANOUTS) OBSERVED DURING THE FIELD SURVEY CONDUCTED ON 6/11/2025 AND AN AS-BUILT DRAWING PROVIDED BY THE CITY OF DICKINSON. THE SURVEYOR DOES NOT WARRANT THE PRECISE LOCATION OF UNDERGROUND SEWER LINES BEYOND THE SURVEYED SURFACE FEATURES AND REFERENCED AS-BUILT DATA. THE LEGAL TERMS AND RECORDING OF THIS EASEMENT ARE TO BE FINALIZED BY SEPARATE AGREEMENT.
- ALL DOCUMENTS REFERENCED ARE ON FILE AT THE STARK COUNTY COURTHOUSE.

CITY OF DICKINSON COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY ENGINEER APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

CITY PLANNING AND ZONING COMMISSION APPROVAL

PRINTED NAME: _____ TITLE: _____

SIGNATURE: _____ DATE: _____

PROPRIETOR'S CERTIFICATE

I, CARLOS ROYAL, OWNER AND PROPRIETOR OF SILVERGATE ADDITION, TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT-OF-WAY AS SHOWN TO PUBLIC USE FOREVER. THE PRIVATE UTILITY EASEMENT CROSSES LOT 1 FOR THE BENEFIT OF A PARCEL DEEDED IN DOC. 3182419, TAX PARCEL: 0050-0304-0000.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY NAME:

BY: _____
CARLOS ROYAL, MEMBER OF EASTMORE FINANCIAL, LLC

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED CARLOS ROYAL, TO ME KNOWN TO BE THE SAME PERSON(S) DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FORGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

RESIDING AT COUNTY OF _____ STATE OF _____

SOUTHEAST CORNER
SEC.3 T139N R96W
FOUND D.O.T. ALUM. CAP
N13°52'10"W
2312.58'

DRAWN BY: NRJ	SHEET: 1 OF 1
PROJECT NO: 25-029	DATE: 7/2/2025
WESTERN EDGE SURVEYING, PLLC	
1175 LINCOLN STREET DICKINSON, ND 58601 PHONE: (701) 505-8209	
WWW.WESTERNEDGESURVEYING.COM	

SILVERGATE UTILITIES

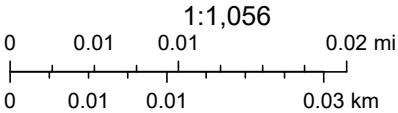
Section 3. Item A.



7/2/2025

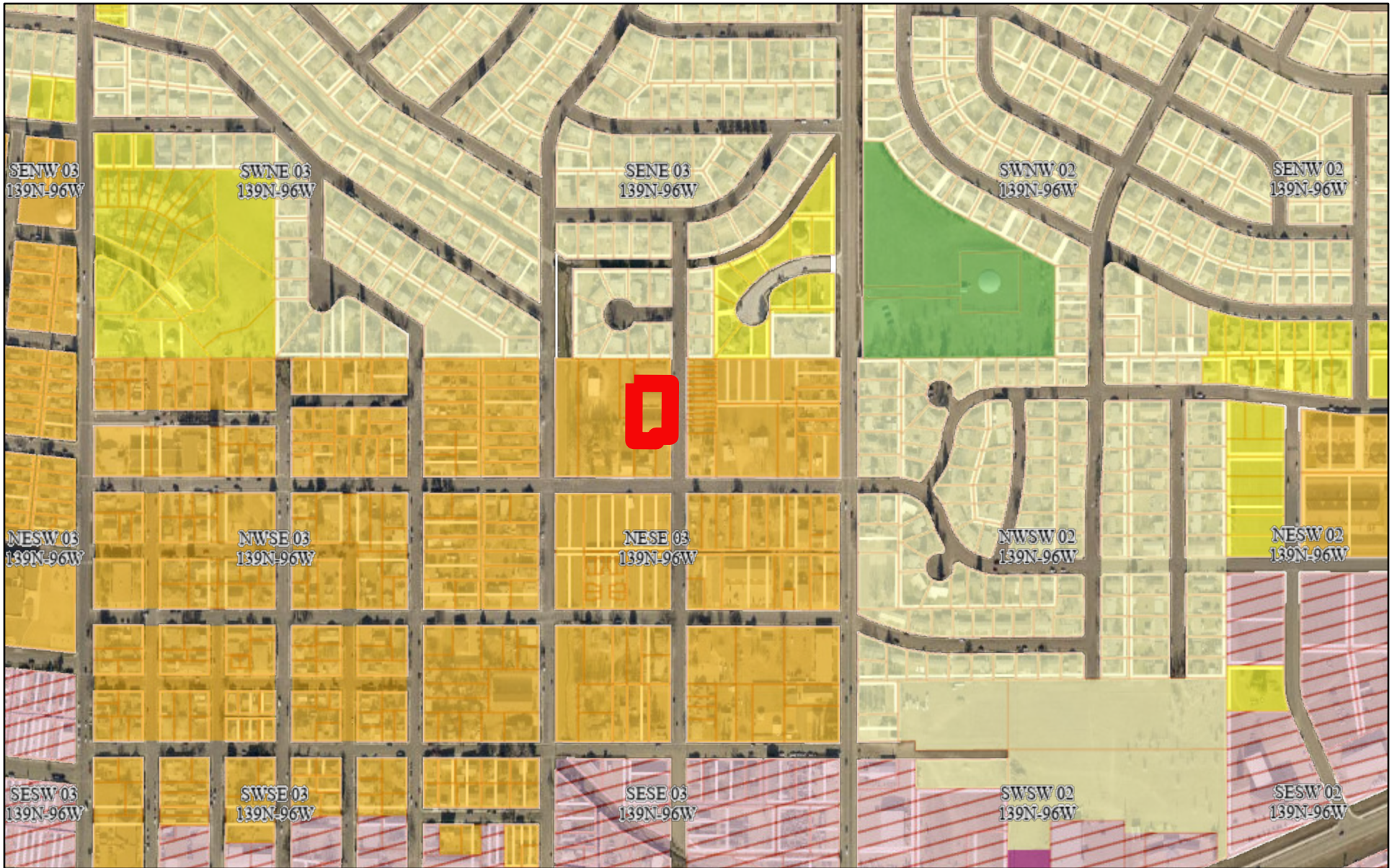
- Municipal Boundary
- Extra Territorial Boundary
- Water Curb Stop Valve
- Water Hydrant
- ♦ City of Dickinson
- Water Lateral Lines
- Hydrant
- Service
- Water Main Lines
- Asbestos Cement
- Sanitary Manhole
- Sanitary Lateral Lines
- Sanitary Gravity Mains
- Poles
- ♦ Street Lighting, Montana Dakota Utilities

World Imagery
 Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations



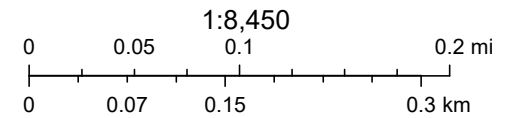
Pictometry International, Eagleview, City of Dickinson, Maxar, Microsoft
 Dickinson Engineering Department

Silvergate Addition Zoning Map



7/2/2025

- | | | | |
|----------------------------|---------------------------------|----------------------------|------------------------------|
| Municipal Boundary | General Commercial - GC | Dickinson Tax Parcels | High Resolution 60cm Imagery |
| Extra Territorial Boundary | Low Density Residential - R1 | Lots and Easements | High Resolution 30cm Imagery |
| PLSS Description 12k | Medium Density Residential - R2 | World Imagery | Citations |
| Dickinson Zoning | High Density Residential - R3 | Low Resolution 15m Imagery | |
| Community Commercial - CC | Public - P | | |



Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Engineering & Planning, Maxar



Silvergate Addition Final Minor Plat Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: August 6, 2025
Re: **FLP-007-2025 Silvergate Addition Final Minor Subdivision**

APPLICANT

Dave Bauer
 The Real Estate Company
 1156 21st Street West
 Dickinson, ND, 58601
 dave@bauerproperty.com
 (701) 260-2261

APPLICANT'S REPRESENTATIVE

Nick Jensen
 Western Edge Surveying, PLLC
 1175 Lincoln Street
 Dickinson ND 58601
 nick.jensen@westernedgesurveying.com
 (701) 505-8209

Public Hearing	August 13, 2025	Planning and Zoning Commission
Final Consideration	August 19, 2025	City Commission

EXECUTIVE SUMMARY

The applicant is requesting a final minor subdivision plat for the Silvergate Addition Subdivision Plat. The proposed subdivision is a replat of the South 185 feet, North 270 feet, East 125 feet of Block C of the Messersmith & Simpson 2nd Addition subdivision is located in SE1/4 of Section 3, Township 139 North, Range 96 West, within the City of Dickinson. This property is approximately 0.556 acres. According to the applicant, the purpose of this subdivision is to divide the property to facilitate selling the two four-plex buildings separately, as well as to establish a sanitary sewer easement for the lot to the north of the property.

Staff Recommendation: Staff recommends approval of this plat subject to conditions and contingent on obtaining a lot minimum square footage variance from the Board of Adjustment.

LOCATION

The property is located within the SE1/4 of Section 3, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota.

CURRENT ZONING	R-3
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/-0.556
LOTS PROPOSED	2

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-3; R-1	Multi-Family Residential; Single-Family Residential
East	R-3	Multi-Family Residential; Single-Family Residential
South	R-3	Multi-Family Residential; Park
West	R-3	Single-Family Residential

STAFF ANALYSIS

BACKGROUND

The property previously consisted of three four-plex townhomes, with the northernmost building having been previously split. All three buildings utilize the same sanitary sewer connection. In the event this connection is significantly damaged or disconnected, all three lots shall construct individual connections to the sanitary sewer main.

CURRENT ORDINANCE REVIEW

The minimum lot size for a four-unit townhouse within the R-3 zoning district is 16,000 square feet, as outlined in Table 62-162-3a: Summary of Site Development Regulations of the Municipal Code. The proposed lots are 10,619 and 13,619 square feet, which is below the required lot minimum. The applicant has requested a lot minimum square footage variance that shall be heard at the August 11th, 2025 Board of Adjustment meeting.

The proposed five-foot sanitary sewer easement shall allow access for the lot to the north to repair and maintain their associated sanitary sewer connection.

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-007-2025 contingent on the approval of a lot minimum square footage variance from the Board of Adjustment.

- In the event the common sanitary sewer line has a significant break, the proposed Lot 1 shall construct a new sanitary sewer line that connects directly to the sanitary sewer main; and
- Any significant alterations to the townhomes will require front yard setback and rear yard setback variances from the Board of Adjustment.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-007-2025: Silvergate Addition Final Minor Plat** 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 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-007-2025: Silvergate Addition Final Minor Plat** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*

From: Jotform
To: [Sylvia Miller](#); [Sylvia Miller](#); [Steven Josephson](#); [Dustin D. Dassinger](#); [Leonard W. Schwindt](#); [Joshua Skluzacek](#); [Sylvia Miller](#); [Natalie Birchak](#)
Subject: Re: Unified Development Application
Date: Wednesday, July 2, 2025 8:25:12 PM



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:
[Stockert Pre-Application Letter.pdf](#)
[Winn Pre-Application Letter - Final_4.16.2025.pdf](#)

Type of Development **Major Subdivision Preliminary Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted **Lots 1-3, Block 1, Stockert's 1st Sub. and all of Stockert's 2nd Sub.**

Name **Willie Winn**

Applicant Email **willie@winnconstructioninc.com**

Applicant Phone # **(701) 290-4131**

Applicant Representative (if applicable) **Andrew Schrank**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email **schrank@highlandseng.com**

Applicant Representative Phone # **(701) 483-2444**

Owner Name **Winn Family Revocable Real Estate Trust**

Owner Address **1872 7th Street W, Dickinson, ND, 58601**

Owner Email willie@winnconstructioninc.com

Owner Phone # (701) 290-4131

Is the owner present to Sign No

Owner Signature Upload [251707_Owner Signature_2025-07-02.pdf](#)

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

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS) A PARCEL OF LAND BEING LOTS ONE (1) THRU THREE (3), BLOCK TWO (2) OF STOCKERT'S FIRST SUBDIVISION AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 6980336 AND ALL OF STOCKERT'S SECOND SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 8.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

	1/4 Section	Township	Range
Description	W1/2 Section 22	T139N	R96W

Property Address / General Project Location This site address is 2541 S Main Street, Dickinson, ND 58601.

Total Square Footage or Acreage of Subject Property 8.27 acres

Transmittal Letter (Explanation of Request & Proposed Operations) [251707_Transmittal-PRELIM PLAT_2025-07-02.pdf](#)

Rezone Calc Multiplier 0

Minor Platting Multiplier 0

Prelim Platting Multiplier 1

Major Platting Multiplier 0

Name of Preliminary Plat Stockert's Third Subdivision

Preliminary Number Lots 1 to 10 Lots

Preliminary Number of Block(s) 1

0

Application Calc 500

Required Documentation Upload [251707_PLAT-FINAL_2025-07-01.pdf](#)
[251707_PLAT-PRELIM_2025-07-01.pdf](#)
[251707_Parcels Map_2025-04-29.pdf](#)
[FIRMETTE_c77bf31c-0478-4332-81aa-9844efc6a007.pdf](#)
[251707_Vacation Petition_2025-07-02.pdf](#)

Deed for Property [3186903_Deed.pdf](#)
[3184800_Deed.pdf](#)

Application Fees Applicable Fees 500.00 USD
Total: \$500.00
Transaction ID: 6pa7wqfm

Payment Information

First Name: Andrew
Last Name: Schrank
E-Mail willie@winconstructioninc.com

Applicant Signature

Date 07-02-2025

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

Attachments: Because the total size is more than 5MB the uploads are not attached.

STOCKERT THIRD ADDITION PRELIMINARY MAJOR SUBDIVISION (PLP-003-2025)

Section 3. Item B.





Transmittal Letter

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: July 2, 2025

Re: Major Preliminary Plat Application – Stockert’s Third Subdivision

Message: Enclosed you will find the following Major Preliminary Plat application documents for the above referenced project being submitted for consideration at the August Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deeds for the Properties
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Current Final Plat Drawing Showing Proposed Site Boundaries
- City Parcels Map for the Area
- FEMA FIRMette for the Area Showing Current Floodplain Boundaries
- Vacation Petition Documents

Legal Description of Property

A PARCEL OF LAND BEING LOTS ONE (1) THRU THREE (3), BLOCK TWO (2) OF STOCKERT'S FIRST SUBDIVISION AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 6980336 AND ALL OF STOCKERT'S SECOND SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 8.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

Written Statement

The owner/applicant is submitting this Major Preliminary Plat Application for Stockert's Third Subdivision to allow for the combination of Lots 1-3, Block 1 of Stockert's First Subdivision and all of Stockert's Second Subdivision. As part of this application, the right-of-way and easements within Stockert's Second Subdivision are proposed to be vacated. Utility company signatures on the City's vacation petition form have been submitted with this request, except for Roughrider Electric. We will submit their signed petition once received. The right-of-way does not contain any public infrastructure and is not necessary to provide access to any property, especially once these lots are combined. This site contains two existing buildings with one of these buildings lying over the current property line and easement as shown by the preliminary plat drawing. Vacating the easement will resolve this issue.

This property is located within the City's ETZ. No public improvements will be required for this subdivision. The owner plans to utilize the existing access from ND Highway 22 or 24th Street SE on the north side of this plat to access the proposed lot.

A portion of this site is located within the FEMA Special Flood Hazard Area Zone 'AE'. This floodplain area and the topography are shown on the enclosed plat drawings.

The applicant does not own or intend to purchase any additional surrounding land at this time. To my knowledge, neighboring property owners have not been informed of this plan to date. This application has been prepared in accordance with local, state, and federal regulations.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



Andrew Schrank, PE, CFM - Highlands Engineering

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

Dickinson Land Information Map

Section 3. Item B.



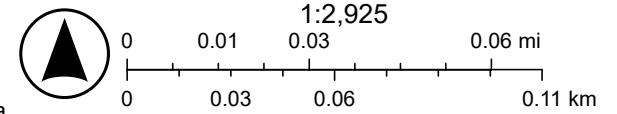
4/29/2025

Public Street Names 8K
Private Street Names
PLSS Description 12k

ETZ Stark Parcels
Lots and Easements
World Imagery

Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery

Citations
60cm Resolution Metadata

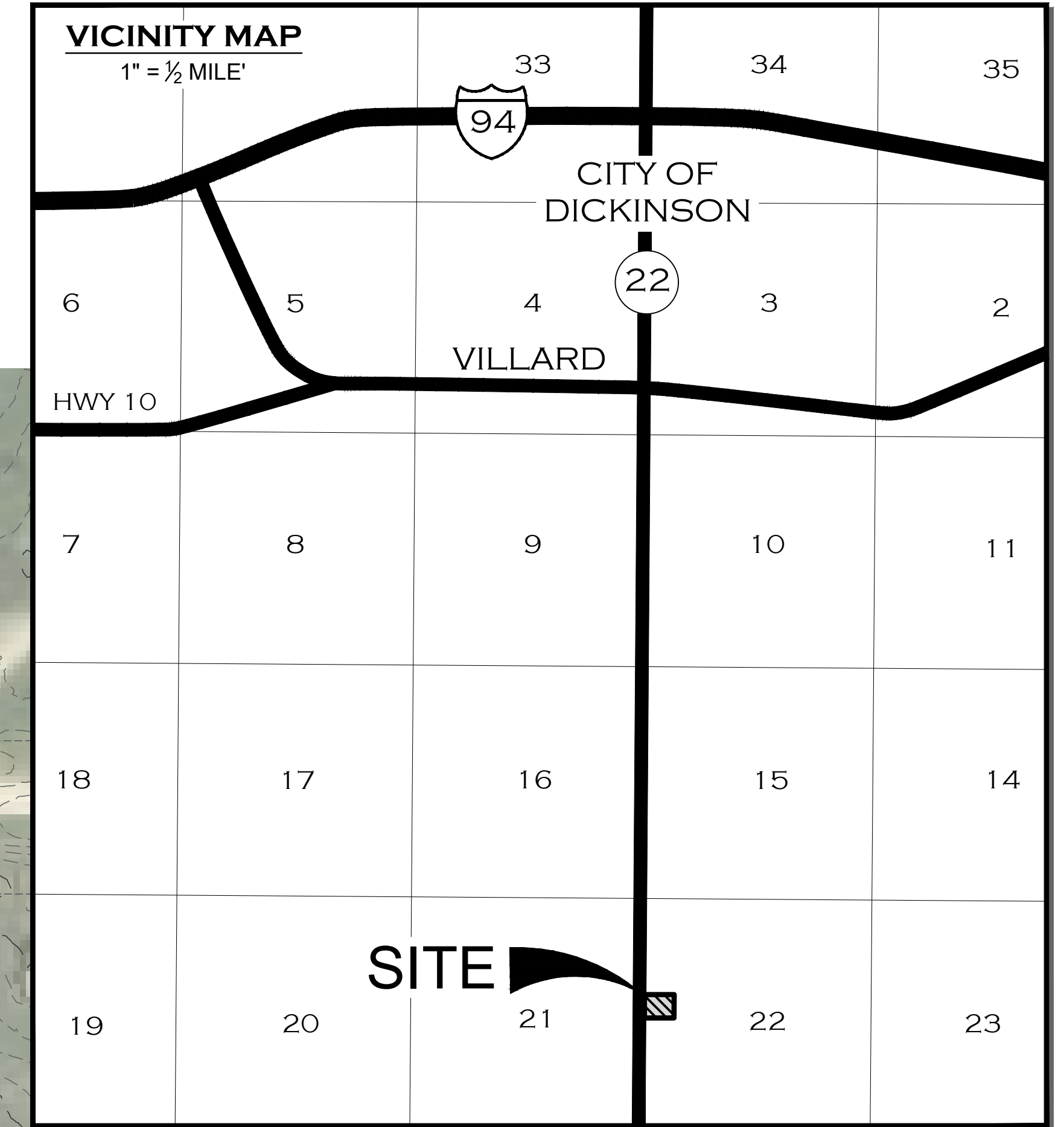


Pictometry International, Eagleview, City of Dickinson, Maxar, Microsoft
Dickinson Engineering Department, Engineering & Planning

PRELIMINARY

STOCKERT'S 3RD SUBDIVISION

BEING THE REPLAT OF LOTS 1-3, BLOCK 2 OF STOCKERT'S FIRST SUBDIVISION
AND ALL OF STOCKERT'S SECOND SUBDIVISION
IN THE W $\frac{1}{2}$ OF SECTION 22, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
STARK COUNTY, NORTH DAKOTA



LEGEND

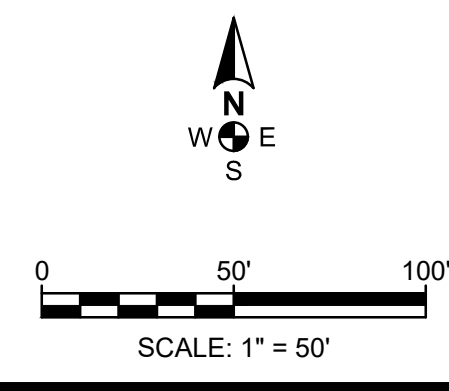
- SUBDIVISION BOUNDARY
- EXISTING LOT LINES
- EXISTING LOT LINES VACATED BY THIS PLAT
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- SECTION LINE
- QUARTER LINE
- SECTION CORNER
- QUARTER CORNER
- CENTER SECTION
- EXISTING EASEMENTS
- PROPOSED UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY VACATION
- PROPOSED DRAINAGE EASEMENT VACATION
- FEMA SPECIAL FLOOD HAZARD AREA ZONE 'AE'
- FEMA REGULATORY FLOODWAY
- 10' MAJOR CONTOURS
- 2' MINOR CONTOURS

NOTES

- 1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE "AE" OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0435F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

SURVEY NOTES

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- 2) SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- 3) VERTICAL DATUM: NAVD 88, GEOID 03
- 4) DATE OF LATEST FIELD WORK: MAY 2025

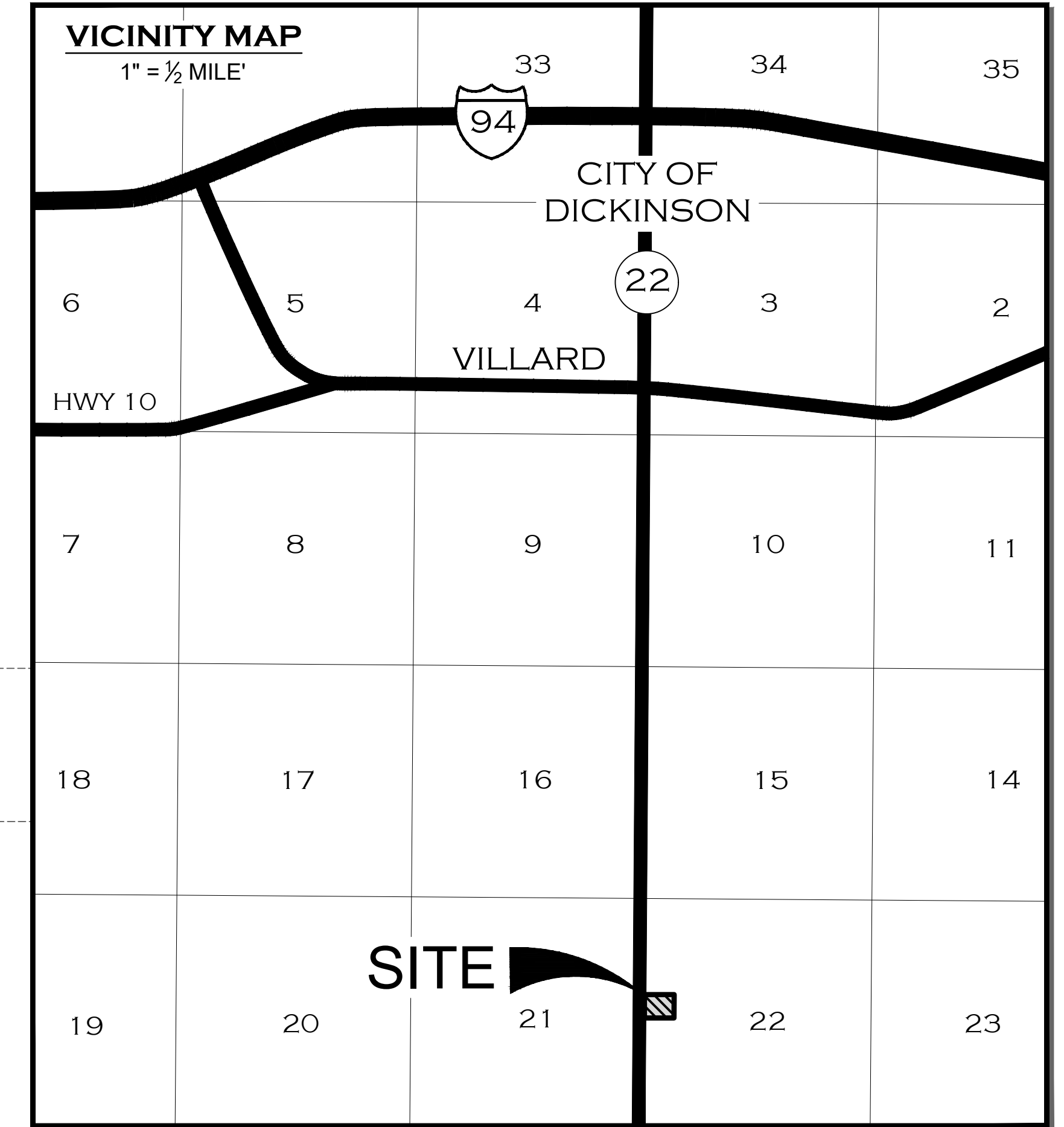


HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 251707 SCALE: 1"=50'
DRAWN BY: AWS DATE: 07/01/25

STOCKERT'S 3RD SUBDIVISION

BEING THE REPLAT OF LOTS 1-3, BLOCK 2 OF STOCKERT'S FIRST SUBDIVISION
AND ALL OF STOCKERT'S SECOND SUBDIVISION
IN THE W¹/₂ OF SECTION 22, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN
STARK COUNTY, NORTH DAKOTA



AREA RESERVED FOR RECORDER'S OFFICE

LEGAL DESCRIPTION

A PARCEL OF LAND BEING LOTS ONE (1) THRU THREE (3), BLOCK TWO (2) OF STOCKERT'S FIRST SUBDIVISION AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 6980336 AND ALL OF STOCKERT'S SECOND SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W¹/₂) OF SECTION TWENTY-TWO (22), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 8.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

SURVEYOR'S CERTIFICATE

I, KC HOMISTON, REGISTERED PROFESSIONAL LAND SURVEYOR, LS-5466, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 319 24TH STREET EAST, DICKINSON, N.D., DO HEREBY CERTIFY THAT THE STOCKERT'S THIRD SUBDIVISION PLAT 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 DESIGNATED 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:

KC HOMISTON, LS-5466

PROPRIETOR'S CERTIFICATE

I, WILLIS D. WINN, AS TRUSTEE OF THE WINN FAMILY REVOCABLE REAL ESTATE TRUST, WHOSE POST OFFICE ADDRESS IS 1872 7TH ST W, DICKINSON, ND 58601, THE OWNER AND PROPRIETOR OF PROPERTY LYING IN THE WEST HALF (W¹/₂) OF SECTION TWENTY-TWO (22), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W) OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT I HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

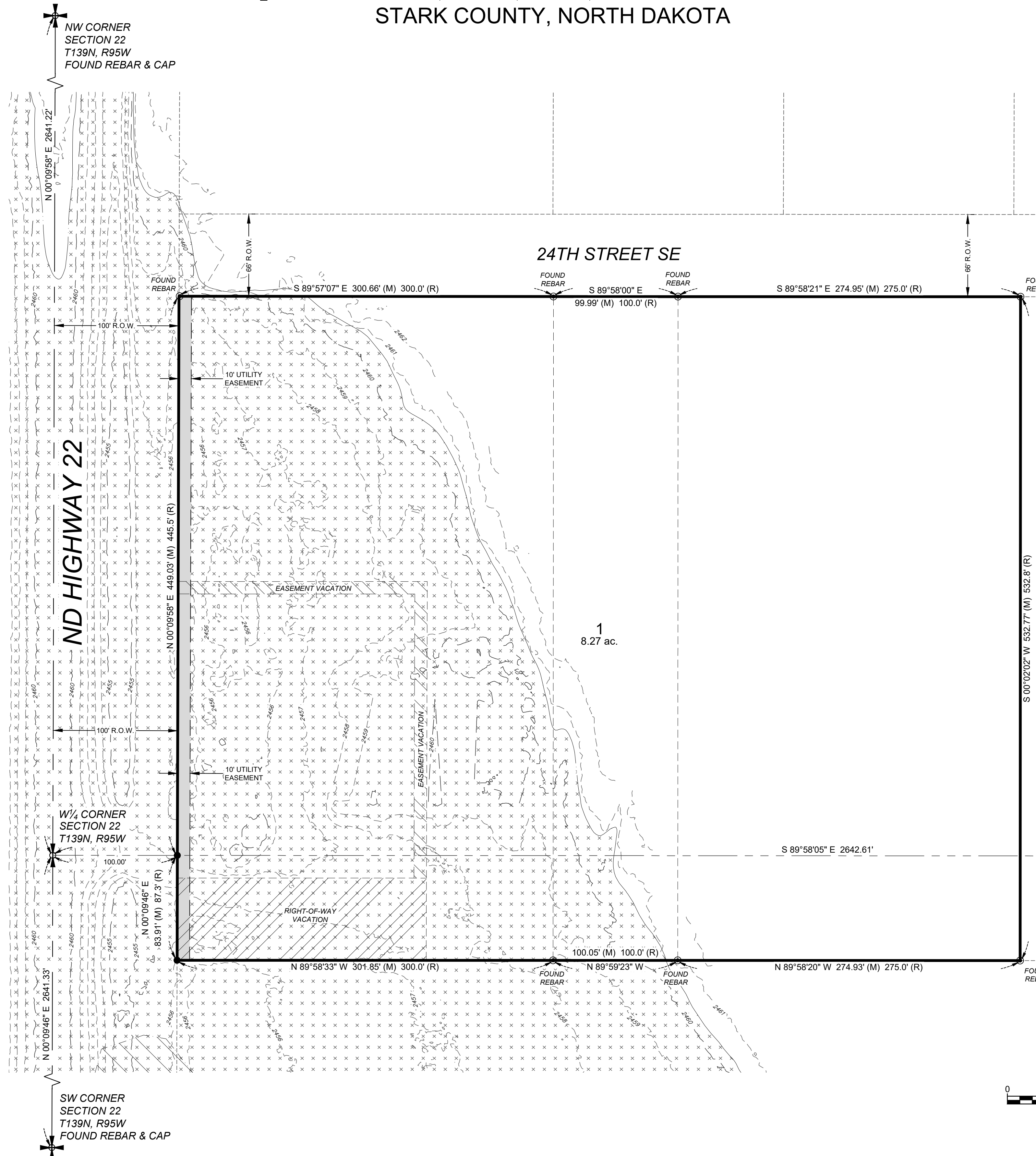
IN WITNESS WHEREOF, WE HAVE HEREUNTO SUBSCRIBED OUR NAMES:

BY: WILLIS D. WINN

STATE OF _____ }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED WILLIS D. WINN, TO ME KNOWN TO BE THE SAME PERSONS DESCRIBED IN AND THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____



LEGEND

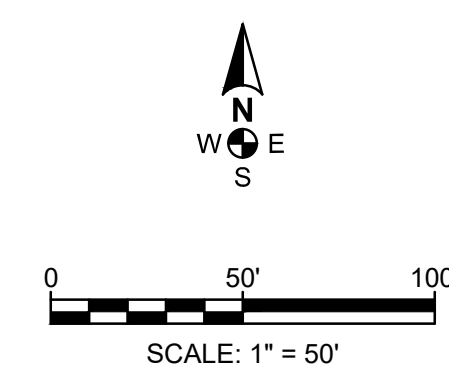
- SUBDIVISION BOUNDARY
- EXISTING LOT LINES
- EXISTING LOT LINES VACATED BY THIS PLAT
- FOUND MONUMENT
- SET #5, 18-INCH REBAR & CAP STAMPED "HIGHLANDS LS-5466"
- SECTION LINE
- QUARTER LINE
- SECTION CORNER
- QUARTER CORNER
- CENTER SECTION
- EXISTING EASEMENTS
- PROPOSED UTILITY EASEMENT
- PROPOSED RIGHT-OF-WAY VACATION
- PROPOSED DRAINAGE EASEMENT VACATION
- FEMA SPECIAL FLOOD HAZARD AREA ZONE 'AE'
- FEMA REGULATORY FLOODWAY
- 10' MAJOR CONTOURS
- 2' MINOR CONTOURS

NOTES

- 1) A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 1% ANNUAL CHANCE SPECIAL FLOOD HAZARD AREA AS SHOWN BY ZONE 'AE' OF FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 38089C0435F WITH AN EFFECTIVE DATE OF AUGUST 28, 2024.

SURVEY NOTES

- 1) DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
- 2) SAID PROJECT HAS A CENTRAL MERIDIAN OF LATITUDE: 46°51'42.38098" / LONGITUDE: 102°47'24.24924". BEARINGS ARE BASED ON TRUE NORTH AT THIS LOCATION.
- 3) VERTICAL DATUM: NAVD 88, GEOID 03
- 4) DATE OF LATEST FIELD WORK: MAY 2025



CITY OF DICKINSON COMMISSION APPROVAL

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

CITY PLANNING AND ZONING COMMISSION APPROVAL

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

CITY ENGINEER APPROVAL

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

HIGHLANDS ENGINEERING
319 24TH STREET EAST, DICKINSON, ND 58601
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

PROJECT NUMBER: 251707 SCALE: 1"=50'
DRAWN BY: AWS DATE: 07/01/25



City of Dickinson
Petition for Vacation
38 1st Street W | Dickinson, ND
701-456-7000
Fee: \$250.00

(We) the undersigned certify that we are all adjoining property owners and request the City Commission to vacate (street, alley, easement, plat) located at:
All public utility easements and right-of-way withing Stockert's Second Subdivision

For the Reason:
A building is located over a portion of the public utility easement, and the right-of-way is not necessary since this site developed as a single lot and Lots 1-3, Block 2 of Stockert's First Subdivision and all of Stockert's Second Subdivision is being combined into a single lot.

Willis D Winn
Signature Line

State of North Dakota)
County of Stark)

Willis D. Winn, being first duty sworn, deposes and says as follows: That he/she has read the within and foregoing Petition and knows the contents thereof, and that the same are true to the best of his/her knowledge, information and belief.
Subscribed and sworn to before me this 24 day of June, 2025.

Taren L Winn
Notary Public
Stark County, North Dakota
My Commission Expires:



Signatures of Adjoining Property Owners
(add more pages if needed)
Willis D Winn
Willis D. Winn - Trustee
Winn Family Revocable Real Estate Trust

Address, Lot, Block and Addition

Lots 1-3, Block 2, Stockert's 1st Sub. and all of Stockert's 2nd Sub.

The following utility companies have been notified and by the respective signature are not opposed to the vacation:

MDU (Gas Department)

MDU (Electric Department)

Century Link (701-690-2079)

Roughrider Electric

Consolidated Telephone

Consolidated Cable Vision

Midcontinent Communications

City of Dickinson



City of Dickinson
Petition for Vacation
38 1st Street W | Dickinson, ND
701-456-7000
Fee: \$250.00

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Willis D Winn
Signature Line

State of North Dakota)

:ss

County of Stark)

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Taren L Winn
Notary Public

Stark County, North Dakota
My Commission Expires:



Signatures of Adjoining Property Owners
(add more pages if needed)

Address, Lot, Block and Addition

Willis D Winn

Lots 1-3, Block 2, Stockert's 1st Sub. and all of Stockert's 2nd Sub.

Willis D. Winn - Trustee
Winn Family Revocable Real Estate Trust

The following utility companies have been notified and by the respective signature are not opposed to the vacation:

MDU (Gas Department)

MDU (Electric Department)

Richard Hollis

Century Link (701-690-2079)

Roughrider Electric

Consolidated Telephone

Consolidated Cable Vision

Midcontinent Communications

City of Dickinson



City of Dickinson
Petition for Vacation
38 1st Street W | Dickinson, ND
701-456-7000
Fee: \$250.00

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Willis D Winn
Signature Line

State of North Dakota)
County of Stark)

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Subscribed and sworn to before me this 24 day of June, 2025.

Taren L Winn
Notary Public
Stark County, North Dakota
My Commission Expires:



Signatures of Adjoining Property Owners
(add more pages if needed)
Willis D. Winn - Trustee
Winn Family Revocable Real Estate Trust

Address, Lot, Block and Addition

Lots 1-3, Block 2, Stockert's 1st Sub. and all of Stockert's 2nd Sub.

The following utility companies have been notified and by the respective signature are not opposed to the vacation:

MDU (Gas Department)

MDU (Electric Department)

Century Link (701-690-2079)

Roughrider Electric

Mike Pierce

Mike Pierce

Consolidated Telephone

Consolidated Cable Vision

Midcontinent Communications

City of Dickinson



City of Dickinson
Petition for Vacation
38 1st Street W | Dickinson, ND
701-456-7000
Fee: \$250.00

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Willis D Winn
Signature Line

State of North Dakota)

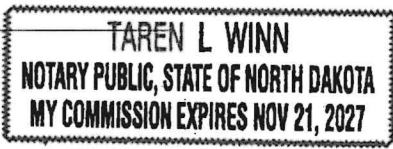
County of Stark)
Willis D. Winn

, being first duty sworn, deposes and says as follows: That he/she has read the within and foregoing Petition and knows the contents thereof, and that the same are true to the best of his/her knowledge, information and belief.

Subscribed and sworn to before me this 24 day of June, 2025.

Taren L Winn
Notary Public

Stark County, North Dakota
My Commission Expires:



Signatures of Adjoining Property Owners
(add more pages if needed)

Willis D Winn
Willis D. Winn - Trustee
Winn Family Revocable Real Estate Trust

Address, Lot, Block and Addition

Lots 1-3, Block 2, Stockert's 1st Sub. and all of Stockert's 2nd Sub.

The following utility companies have been notified and by the respective signature are not opposed to the vacation:

[Signature]
MDU (Gas Department)

[Signature]
MDU (Electric Department)

Century Link (701-690-2079)

Roughrider Electric

Consolidated Telephone

Consolidated Cable Vision

Midcontinent Communications

City of Dickinson



City of Dickinson
Petition for Vacation
38 1st Street W | Dickinson, ND
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Willis D Winn
Signature Line

State of North Dakota)

:ss

County of Stark)

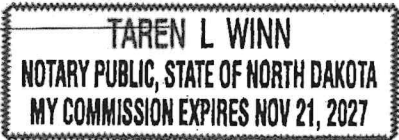
Willis D. Winn, being first duty sworn, deposes and says as follows: That he/she has read the within and foregoing Petition and knows the contents thereof, and that the same are true to the best of his/her knowledge, information and belief.

Subscribed and sworn to before me this 24 day of June, 2025.

Taren L Winn
Notary Public

Stark County, North Dakota

My Commission Expires:



Signatures of Adjoining Property Owners
(add more pages if needed)

Willis D Winn

Willis D. Winn - Trustee
Winn Family Revocable Real Estate Trust

Address, Lot, Block and Addition

Lots 1-3, Block 2, Stockert's 1st Sub. and all of Stockert's 2nd Sub.

The following utility companies have been notified and by the respective signature are not opposed to the vacation:

MDU (Gas Department)

MDU (Electric Department)

Century Link (701-690-2079)

Roughrider Electric

Consolidated Telephone

Consolidated Cable Vision

Randy Heister
Midcontinent Communications

City of Dickinson

PLAT OF STOCKERT'S SECOND SUBDIVISION

IN THE
W1/2 SECTION 22, T.139N., R.96W.
STARK COUNTY, NORTH DAKOTA

PREPARED BY
L.W. VEIGEL & CO., P.C. CONSULTANTS
DICKINSON, NORTH DAKOTA APRIL, 1980

SURVEYOR'S CERTIFICATE

I, Eugene C. Jackson, Registered Land Surveyor, North Dakota No. 1891 of Dickinson, North Dakota, do hereby certify that the survey plat of "Stockert's Second Subdivision" in the West Half (W1/2) of Section Twenty-two (Sec. 22), Township One Hundred Thirty-nine North (T. 139 N.), Range Ninety-six West (R. 96 W.) of the 5th Principal Meridian, Stark County, North Dakota, shown hereon, was made by me, or under my direction from notes made in the field, and the same is true and correct to the best of my knowledge and belief. Said platted parcel being more particularly described as follows, to wit:

Beginning at a point which is 87.30 feet south and 100 feet east of the northwest corner of the Southwest Quarter of said Section 22, said point being on the east right-of-way line of North Dakota State Highway No. 22, thence on a bearing of North along said right-of-way a distance of 304.00 feet, thence on a bearing of East a distance of 200.00 feet, thence on a bearing of South a distance of 304.00 feet, thence on a bearing of West a distance of 200.00 feet to the Point of Beginning.

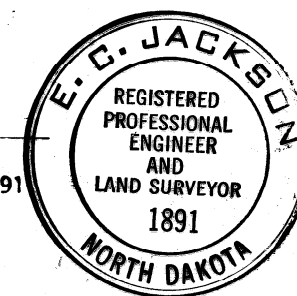
Said tract contains a total of 1.40 Acres according to the above description.

I hereby certify that the accompanying plat was made by me from notes of the survey thereof made in the field and shows the above described tract of land and the manner in which it was subdivided into lot, block and streets, that figures representing distance denote feet and decimals of a foot, and that iron pins were driven as shown at all lot corners.

I further certify that this plat is correct to the best of my knowledge and belief.

In witness whereof I have hereunto subscribed my name this 23rd day of April, 1980.

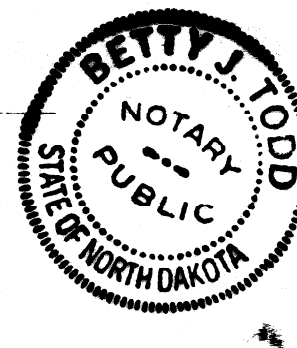
E. C. Jackson
E. C. Jackson
Registered Land Surveyor N.D. No. 1891



STATE OF NORTH DAKOTA)
COUNTY OF STARK) ss

On this 23rd day of April, 1980, before me, a Notary Public in and for said County and State, personally appeared Eugene C. Jackson, known to me to be the same person who is described in the foregoing Surveyor's Certificate, who executed the same and acknowledged that he executed the same.

Betty J. Ladd
Notary Public, Stark County, N.D.



My Commission Expires Sept 18, 1984

PROPRIETOR'S CERTIFICATE

We, Leo G. Stockert and Eleanor A. Stockert (husband and wife), owners and proprietors of "Stockert's Second Subdivision" lying in the W1/2 of Section 22, Township 139 North, Range 96 West of the 5th Prime Meridian, Stark County, Dickinson, North Dakota, do hereby certify that we have caused the same to be surveyed, staked and platted by or under the direction of Eugene C. Jackson, a Registered Land Surveyor No. 1891 in the State of North Dakota, in the manner shown on the accompanying plat and as described in the Surveyor's Certificate.

We further dedicate all streets and utility easements as shown on said plat for public use forever.

Leo G. Stockert *Eleanor A. Stockert*
Leo G. Stockert Eleanor A. Stockert

STATE OF NORTH DAKOTA)
COUNTY OF STARK) ss

On this 23 day of April, 1980, before me, a Notary Public in and for said County and State, personally appeared Leo G. Stockert and Eleanor A. Stockert, known to me to be the same persons who are described in the foregoing Proprietor's Certificate, who executed the same and acknowledged that they executed the same.

Barbara J. Johnson
Notary Public, Stark County, N.D.

My Commission Expires April 18, 1981

APPROVAL CERTIFICATE

City Commission Approval

A. C. Baumgartner President Date 5-5-80

City Planning Commission Approval

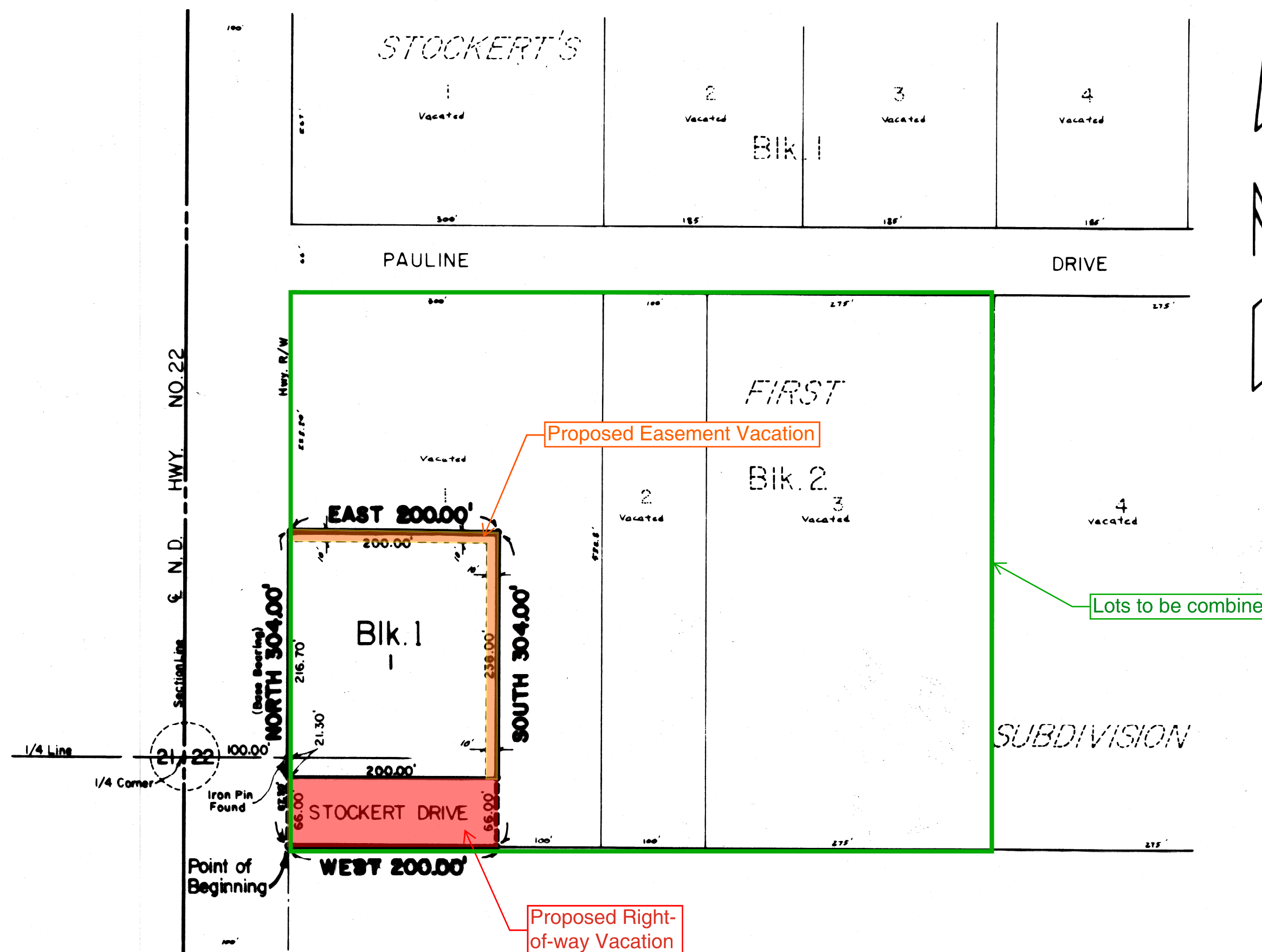
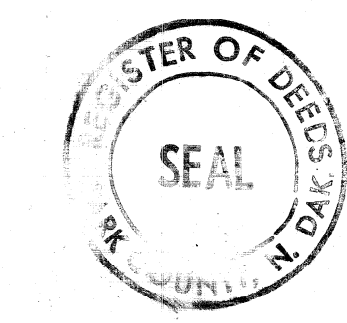
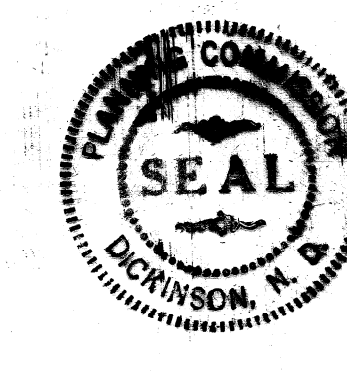
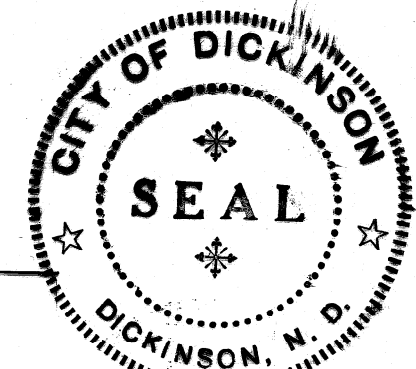
Edward Tandy Secretary Date 6-23-80

City Engineer's Approval

Ross F. C. Mabelly Engineer Date 6-24-80

County Commission Approval

Michael J. Chreman Chairman Date 6-19-80



SCALE : 1" = 100'



IRON PIN SET
IRON PIN FOUND
UTILITY EASEMENT

STOCKERT'S 2ND SUBD.
NO. 144

DOCUMENT NO. 205148
INDEXED
State of North Dakota,) ss. Office of
County of Stark) Register of Deeds
I hereby certify that the within instrument was filed in
this office for record on the 27th day of
June 1980 at 10:02 o'clock A.M.
and was duly recorded in Book 4 of Plats
on Page 105
By *Rose Schatz* Register of Deeds
By *Bernice Meyer* Deputy
FEES \$ 5.10
INSTRUMENT RETURNED TO



Stockert Third Addition Preliminary Major Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: August 6, 2025
 Re: PLP-003-2025 Stockert Third Addition Preliminary Major Subdivision

APPLICANT

Willie Winn
 1872 7th Street West
 Dickinson, ND, 58601
 willie@winconstructioninc.com
 (701) 290-4131

APPLICANT'S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Dickinson ND 58601
 schrank@highlandseng.com
 (701) 483-2444

Public Hearing August 13, 2025 Planning and Zoning Commission

The applicant is requesting a preliminary plat for the Stockert Third Addition Major Subdivision Plat. The proposed subdivision is a replat of Lots 1-3 of Block 2 of Stockert's First Subdivision, and all of Stockert's Second Subdivision, located in W1/2 of Section 22, Township 139 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone. The proposed subdivision is +/- 8.27 acres. According to the applicant, the purpose of this subdivision is to combine the existing commercial lots in order to construct an additional commercial building.

The associated Stockert First Rezone, listed as REZ-006-2025, shall also heard at the August 13th, 2025 Planning and Zoning Commission.

Staff recommendation: Staff recommends approval of this rezone contingent on approval of REZ-006-2025.

LOCATION

The property is a replat of Lots 1-3 of Block 2 of Stockert's First Subdivision and all of Stockert's Second Subdivision, located within the W1/2 of Section 22, Township 139 North, Range 96 West,

of the 5th Principal Meridian, Stark County, North Dakota, located within the City of Dickinson’s Extra-Territorial Zone.

CURRENT ZONING	GC & R1
FUTURE LAND USE MAP DESIGNATION	MIXED USE
GROSS SITE ACREAGE	+/- 8.27 acres
LOTS PROPOSED	1

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	GC; R-1; AG	Single-family residential; Undeveloped
East	R-1; AG	Single-family residential; Undeveloped
South	AG	Undeveloped
West	AG	Undeveloped

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compliance with The Zoning Ordinance

The site is currently zoned R-1, and the applicant is proposing to rezone the site to GC. According to the applicant, the purpose of this rezone is to conform with the zoning of the adjacent lots in order to replat all involved lots into one lot. According to Section 62-160: Applicability of districts, in the Municipal Code, “A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district.” This rezone ensures the associated Stockert Third Addition Subdivision meets the code requirement above.

The applicant has indicated an interest in constructing a new commercial building after the rezone and replat, as well as locate an accessory structure on the property. These uses would not be permitted within R-1 zoning. Additionally, the proposed building overlaps an existing platted lot line, which would not be permitted by the Municipal Code without a replat.

The applicant shall submit a petition of easement vacation prior to the final approval of the proposed subdivision.

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 PLP-003-2025 contingent on the approval of the associated REZ-006-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **PLP-003-2025: The Stockert Third Addition 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 **PLP-003-2025: The Stockert Third Addition 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."*

From: Jotform
To: Sylvia Miller; Sylvia Miller; Steven Josephson; Dustin D. Dassinger; Leonard W. Schwindt; Joshua Skluzacek; Sylvia Miller; Natalie Birchak
Subject: Re: Unified Development Application
Date: Wednesday, July 2, 2025 8:10:43 PM
Attachments: [Stockert Pre-Application Letter.pdf](#)
[Winn Pre-Application Letter - Final 4.16.2025.pdf](#)
[251707 Owner Signature 2025-07-02.pdf](#)
[251707 Transmittal-REZONE 2025-07-02.pdf](#)
[251707 Zoning Map 2025-07-01.pdf](#)
[251707 Parcels Map 2025-04-29 6146.pdf](#)
[Stockert's 1st sub.pdf](#)
[3186903 Deed.pdf](#)
[3184800 Deed.pdf](#)
[6273177596221029715 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:
[Stockert Pre-Application Letter.pdf](#)
[Winn Pre-Application Letter - Final 4.16.2025.pdf](#)

Type of Development **Rezoning - Zoning Map Amendment**

Name **Willie Winn**

Applicant Email **willie@winconstructioninc.com**

Applicant Phone # **(701) 290-4131**

Applicant Representative (if applicable) **Andrew Schrank**

Applicant Representative Company **Highlands Engineering**

Applicant Representative Email **schrank@highlandseng.com**

Applicant Representative Phone # **(701) 483-2444**

Owner Name **Winn Family Revocable Real Estate Trust**

Owner Address **1872 7th Street W, Dickinson, ND, 58601**

Owner Email willie@winconstructioninc.com

Owner Phone # (701) 290-4131

Is the owner present to Sign No

Owner Signature Upload [251707_Owner Signature_2025-07-02.pdf](#)

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

Metes and Bounds Description (ONLY REQUIRED FOR UNPLATTED SUBDIVISION LOTS) Lot 3, Block 1 of Stockert's First Subdivision.

	1/4 Section	Township	Range
Description	W 1/2	T139N	R96W

Legal - Lot/Block/Addition	Lot	Block	Addition
Description	3	1	Stockert's First Subdivision

Property Address / General Project Location This site address is 2541 S Main Street, Dickinson, ND 58601.

Total Square Footage or Acreage of Subject Property ±3.4 acres

Transmittal Letter (Explanation of Request & Proposed Operations) [251707_Transmittal-REZONE_2025-07-02.pdf](#)

Existing Zoning R1 - Low Density Residential

Proposed Zoning GC - General Commercial

Rezone Calc Multiplier 1

Overlay District Description Highway 22 Corridor Overlay District.

Map of Area to be [251707_Zoning Map_2025-07-01.pdf](#)

Rezoned [251707_Parcels Map_2025-04-29_6146.pdf](#)
[Stockert's 1st sub.pdf](#)

Minor Platting Multiplier 0

Prelim Platting Multiplier 0

Major Platting Multiplier 0

Application Calc 750

Deed for Property [3186903_Deed.pdf](#)
[3184800_Deed.pdf](#)

Application Fees Applicable Fees 750.00 USD

Total: \$750.00

Transaction ID: fj8qyn7p

Payment Information

First Name: Andrew
Last Name: Schrank
E-Mail: willie@winconstructioninc.com

Applicant Signature



Date 07-02-2025

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

STOCKERT FIRST REZONE REQUEST (REZ-006-2025)



STOCKERT FIRST REZONE REQUEST (REZ-006-2025)





Transmittal Letter

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
701.483.2444
schrank@highlandseng.com

Date: July 2, 2025

Re: Rezone Application – Stockert’s Third Subdivision

Message: Enclosed you will find the following Rezone application documents for the above referenced project being submitted for consideration at the August Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Narrative (included, below) of the Project Description
- Warranty Deeds for the Properties
- City Parcels Map for the Area
- City Zoning Map for the Area
- Stockert’s First Subdivision Plat

Rezoning Request

The applicant is requesting a change from Low Density Residential (R1) to General Commercial (GC) for Lot 3, Block 1 of Stockert’s First Subdivision.

office 701 483 2444
fax 701 483 2610

email info@highlandseng.com
web www.highlandseng.com

Highlands Engineering & Surveying, PLLC
319 24th Street East | Dickinson, ND 58601

Project Description

The owner/applicant is requesting this change in zoning in conjunction with the Major Plat Application for Stockert's Third Subdivision in the City's ETZ to allow for the combination of Lots 1-3, Block 1 of Stockert's First Subdivision and all of Stockert's Second Subdivision.

This request would extend the existing General Commercial zoning one lot to the east. This property has contained general commercial uses for the last 10-plus years. The current owner plans to use this property as a Maintenance Facility for their trucking business. This request would allow for the use of this site to meet the City's zoning code requirements. This request would also allow the lots that are proposed to be combined as part of a separate plat application to have the same zoning district as required by the City's Municipal Code.

To prevent zoning designations that do not align with platted lot lines, we would request that the City make this zone change contingent on the Stockert's Third Subdivision plat.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



Andrew Schrank, PE, CFM
Highlands Engineering

PLAT OF STOCKERT'S FIRST SUBDIVISION SEC. 22, TWP. 139 N, RGE. 96 W STARK COUNTY, NORTH DAKOTA

DESCRIPTION

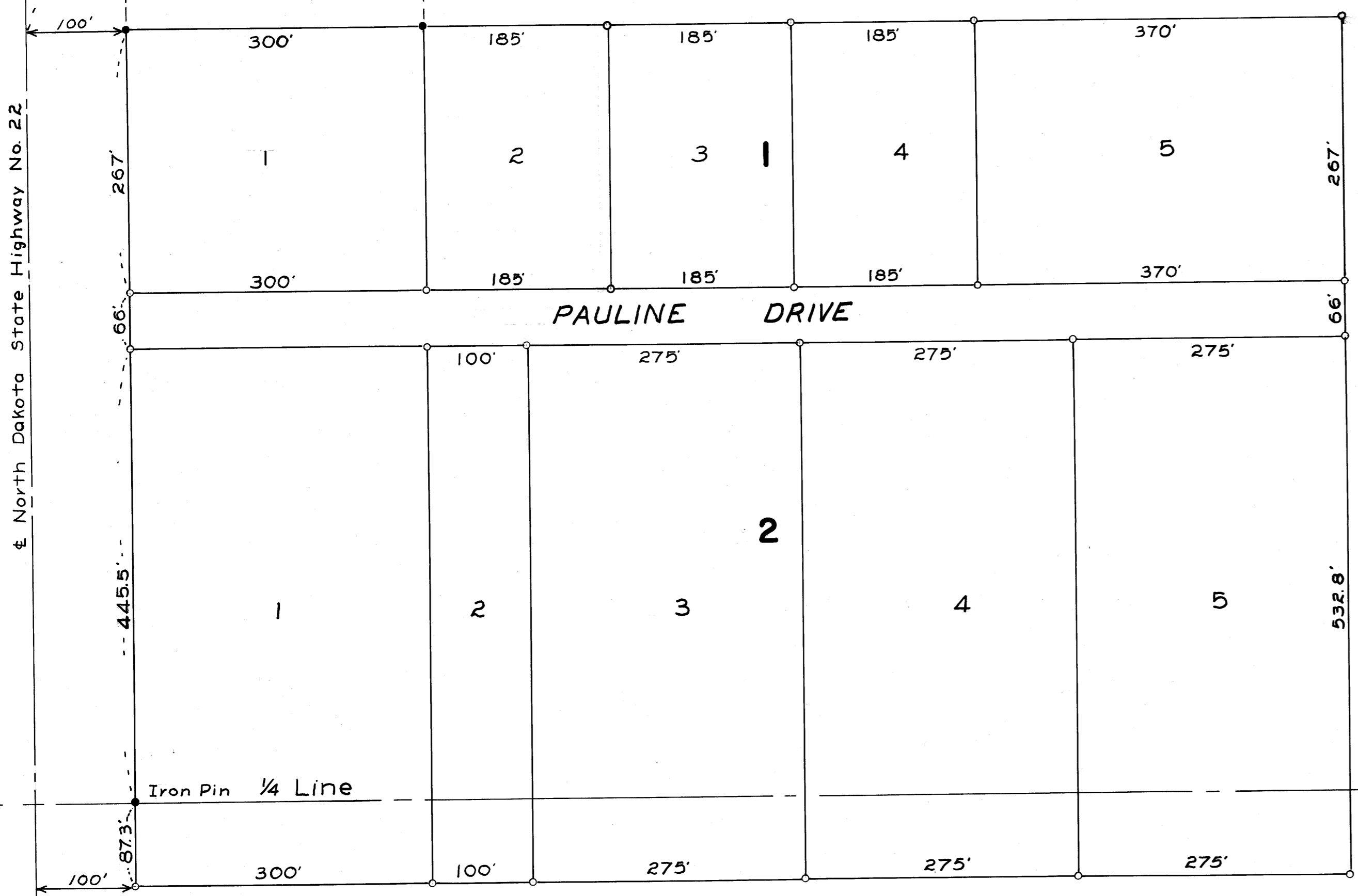
A tract of land lying in Sec. 22, Twp. 139 North, Range 96 West of the fifth (5th) Principal Meridian; said tract being more particularly described as follows: Beginning at the Southwest corner of Wosepka's First Subdivision of said Sec. 22 a point eighteen hundred sixty and no tenths (1860.0) feet South of and one hundred and no tenths (100.0) feet East of the Northwest corner of said Sec. 22, said point being on the East right-of-way line of North Dakota State Highway No. twenty-two (22); thence South along said right of way line a distance of seven hundred seventy eight and five tenths (778.5) feet to a point on the South line of the Northwest one-quarter (1/4) of Sec. 22 a distance of one hundred and no tenths (100.0) feet East of the Southwest corner of said Northwest one-quarter; thence continuing South along said right of way line a distance of eighty seven and three tenths (87.3) feet; thence East along a line parallel to the South line of said Northwest one-quarter (1/4) Sec. 22 a distance of twelve hundred twenty five and no tenths (1225.0) feet; thence North along a line parallel to the West line of said Sec. 22 a distance of eight hundred sixty five and eight tenths (865.8) feet; thence West along a line parallel to the North line of said Sec. 22 a distance of nine hundred twenty five and no tenths (925.0) feet to the Southeast corner of Wosepka's First Subdivision of said Sec. 22; thence continuing West along the South line of said Subdivision a distance of three hundred and no tenths (300.0) feet, more or less, to the point of beginning. Tract contains 24.35 acres, more or less.

Stockert 1st Subd.
vacated in 1118-495

Northwest Corner Sec. 22, T139N, R96W



Wosepka's
First Sub-Division
Lot 6



SCALE 1" = 100 FT.

- Denotes Iron Monuments Located
- Denotes Iron Monuments Placed

SURVEYOR'S

I, Emery W. Braasch, a Registered Land Surveyor do hereby certify that the accompanying plat was made by me from notes of a survey made in the field and shows the tract of land described hereon and the manner in which it was subdivided into lots, streets, and alleys; and that all lots are numbered in progression and are of the size shown on the plat, and the figures representing distance denote feet and decimals of a foot; and that iron pins were driven at all Lot and Block corners as shown on the accompanying plat. I further certify that this plat is true and correct to the best of my knowledge and belief. In witness thereof I have here unto subscribed my name this 2nd day of June, 1965.

Emery W. Braasch
Registered Prof. Eng. and Land Surveyor
No. 216

CERTIFICATE

State of North Dakota } ss
County of Stark
On this 2nd day of June, 1965 before me a Notary Public in and for the said county and state personally appeared Emery W. Braasch who is known to me to be the person whose name is subscribed to the foregoing certificate and who executed the same and acknowledged that he executed the same of his own free act and deed. In witness there of I have hereunto subscribed my name.

Am Summers
Notary Public, Stark County, N. Dak.
My Commission Expires _____

PROPRIETORS'

We, George and Pauline Stockert of Dickinson, North Dakota do hereby certify that we are the Owners and proprietors of Stockert's First Subdivision and do hereby further certify that we have caused the same to be surveyed and platted as shown on the accompanying plat and that all streets and alleys shown on plat are dedicated to public use forever; In witness thereof We have hereunto subscribed our names this 8th day of June, 1965.

George Stockert
Pauline Stockert
Proprietors

CERTIFICATE

State of North Dakota } ss
County of Stark
On this 8th day of JUNE, 1965 before me a Notary Public in and for said county and state did personally appear George Stockert and Pauline Stockert, known to me to be the same persons described on the foregoing certificate and who executed the same and acknowledged that they executed the same of their own free act and deed. In witness there of I have hereunto subscribed my name.

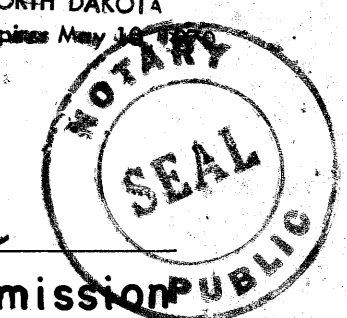
Beth J. Soules
Notary Public,
My Commission Expires _____

**E. W. BRAASCH & ASSOCIATES
CONSULTING ENGINEERS
DICKINSON, NO. DAK.**

DOCUMENT NO. 139166
P G G M INDEXED
State of North Dakota, } ss. Office of
County of Stark, } Register of Deeds
I hereby certify that the within instrument was
filed in this office for record on the 22nd day of
August, 1965, at 11:45 o'clock A.M.,
and was duly recorded in Book 3 of Plate
on Page 86.
By *John A. Matensie* Register of Deeds.
Fees \$ 2.00
INSTRUMENT RETURNED TO

Approved by:
Aug 4 1965
Approved by:
Aug 4 1965

John A. Matensie
County Planning Commission
John J. Kanner
Board of County Commissions



Dickinson Land Information Map



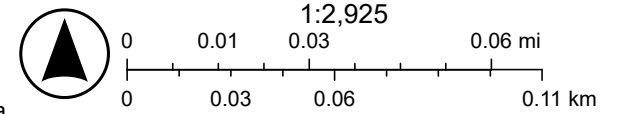
4/29/2025

Public Street Names 8K
 Private Street Names
 PLSS Description 12k

ETZ Stark Parcels
 Lots and Easements
 World Imagery

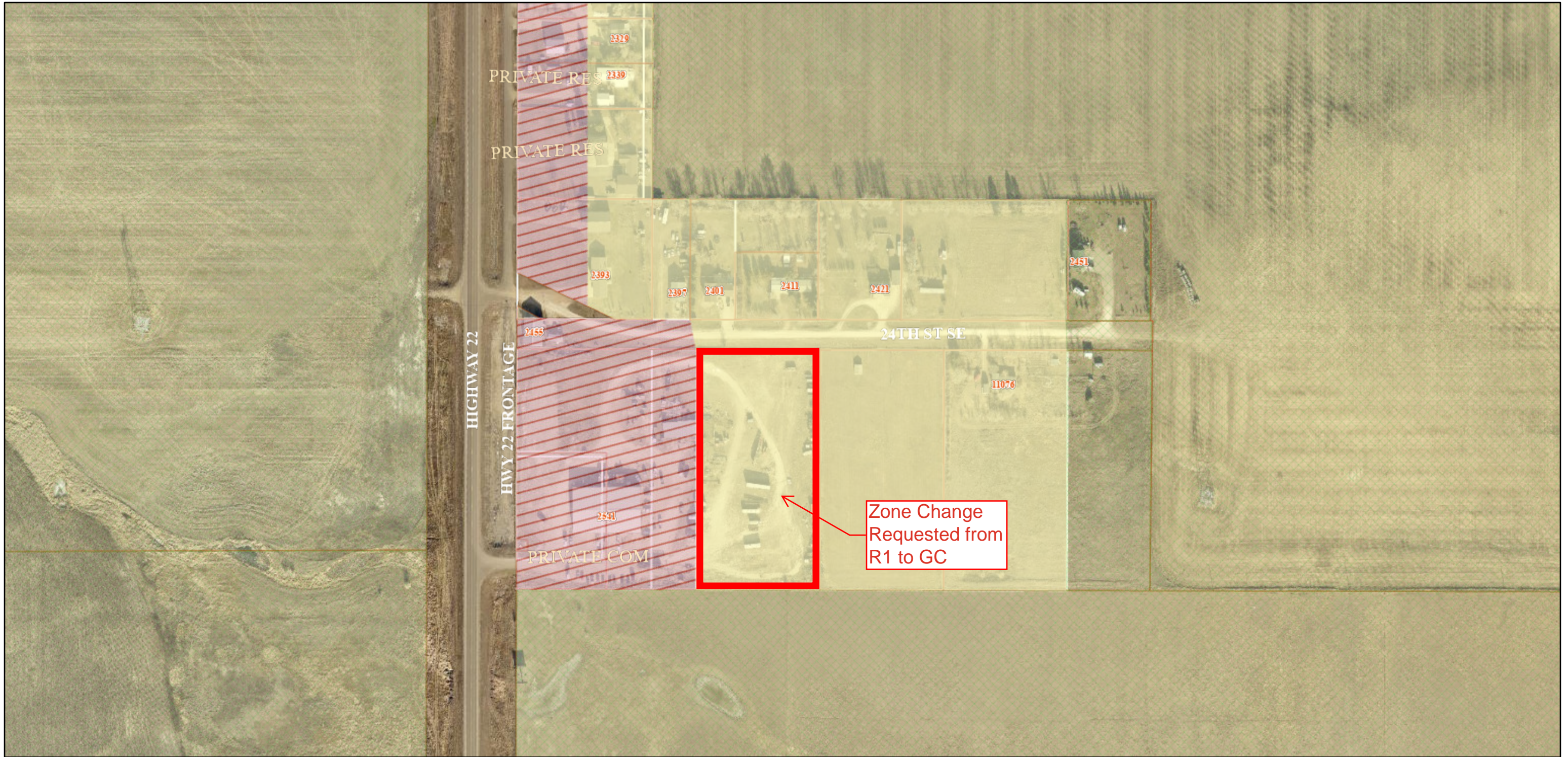
Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery

Citations
 60cm Resolution Metadata



Pictometry International, Eagleview, City of Dickinson, Maxar, Microsoft
 Dickinson Engineering Department, Engineering & Planning

Dickinson Zoning Information Map

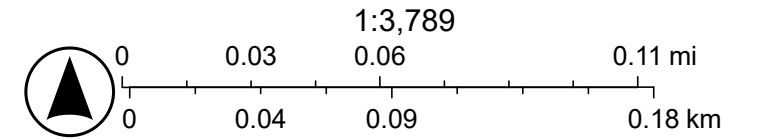


7/1/2025

- Public Street Names 8K
- Private Street Names
- Extra Territorial Boundary
- ETZ Zoning
 - General Commercial - GC
 - Low Density Residential - R1
 - Agricultural - AG

- ETZ Stark Parcels
- Lots and Easements
- World Imagery
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



Pictometry International, Eagleview, City of Dickinson, Dickinson Engineering Department, Engineering & Planning, Maxar



Stockert Zoning Map Amendment Staff Report

To: City of Dickinson Planning and Zoning Commissioners
 From: City of Dickinson Community Development Services
 Date: August 6, 2025
 Re: REZ-006-2025 Stockert Zoning Map Amendment

APPLICANT

Willie Winn
 1872 7th Street West
 Dickinson, ND, 58601
 willie@winconstructioninc.com
 (701) 290-4131

APPLICANT'S REPRESENTATIVE

Andrew Schrank
 Highlands Engineering
 319 24th Street East
 Dickinson ND 58601
 schrank@highlandseng.com
 (701) 483-2444

Public Hearing	August 13, 2025	Planning and Zoning Commission
Public Hearing	October 21, 2025	City Commission
Final Consideration	November 4, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from Low Density Residential (R1) to General Commercial (GC) for Lot 3 of Block 1 of the Stockert's First Addition Subdivision, located within the City of Dickinson's Extra-Territorial Zone. The purpose of this rezoning is to conform with the zoning pattern of the properties to the west prior to replatting the property into one lot.

The associated Stockert Third Addition Preliminary Major Subdivision Plat, listed as PLP-003-2025, shall also heard at the August 13th, 2025 Planning and Zoning Commission.

Staff recommendation: Staff recommends approval of this rezoning request contingent upon final approval of Stockert's 3rd Addition Subdivision.

LOCATION

The property is legally described as Lot 3, Block 1, of Stockert's First Addition Subdivision, located within the W1/2 of Section 22, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, located within the City of Dickinson's Extra-Territorial Zone.

CURRENT ZONING	R1
FUTURE LAND USE MAP DESIGNATION	MIXED USE
GROSS SITE ACREAGE	+/- 3.43 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	R-1; AG	Single-family residential; Undeveloped
East	R-1; AG	Single-family residential; Undeveloped
South	AG	Undeveloped
West	GC	Commercial

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

According to the City’s Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated MIXED USE. General Commercial (GC) is an acceptable zoning district under the MIXED USE FLUM designation.

Compliance with The Zoning Ordinance

The site is currently zoned R-1, and the applicant is proposing to rezone the site to GC. According to the applicant, the purpose of this request is to conform with the zoning of the adjacent lots in order to replat all involved lots into one lot. According to Section 62-160: Applicability of districts, in the Municipal Code, “A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district.” This request, if approved, ensures the associated Stockert Third Addition Subdivision meets the code requirement above.

The applicant has indicated an interest in constructing a new commercial building, as well as locating an accessory structure on the property. These uses would not be permitted within R-1 zoning. Additionally, the proposed building overlaps an existing platted lot line, which would not be permitted by the Municipal Code without a replat.

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 REZ-006-2025 contingent on the approval of the associated PLP-003-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-006-2025: The Stockert Rezoning Request** 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 **REZ-006-2025: The Stockert Rezoning Request** 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."*



Section 4. Item A.

3RD AVE W

3RD AVE W

2ND AVE W

2ND ST W

1ST AVE W

1ST ST W

VILLARD ST W

SIMS

1ST AVE E

2ND ST E

1ST ST E

VILLARD ST E

57

Screening/bufferyard standards:

Grand Forks

Requirements.

(A) Bufferyards/landscaping required with construction of any commercial, industrial, institutional, or multi-family building(s) with three (3) or more units or an accessory building for any of the above uses

(B) Bufferyards/landscaping required when the installation or expansion of parking areas by five (5) or more off-street parking spaces.

(C) Bufferyards/landscaping required when a change in the use of the property that requires rezoning to a more intensive zoning classification or a conditional use permit.

(D) Bufferyards/landscaping required when a change in use of existing property that involves existing or proposed outdoor storage shall comply with this section to provide screening for all outdoor storage areas.

(E) Determination of required bufferyard is based on the principal use for which the lot is developed between, adjacent to, or across the street from differing or similar uses as specified in the matrix of Appendix A. Illustrations of each bufferyard including planting schedule, fencing, and required widths of the various bufferyards required are depicted within Appendix B.

(F) Bufferyards shall be used solely for landscaping requirements. No proposed building, building addition, parking area, trash enclosure, or any other type of physical land improvement (other than landscape features, walls, fences, or pedestrian connections) may be located in a required buffer yard.

Additional requirements in commercial districts (B-1, B-2, and B-3):

(A) Exterior storage. All storage, service, or repairs shall be conducted wholly within an enclosed building or behind an opaque fence or wall not less than six (6) feet high, except outdoor storage of merchandise during business hours on an appropriate pedestrian walkway located contiguous to the principal building. This requirement shall not apply to the outdoor storage and display of new or used boats, cars, and building materials and equipment being used for construction on the premises.

Minneapolis

The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section [550.530](#), provided one (1) or more of the following exists:

- (1) The proposal will allow a site plan of exceptional design that includes amenities such as public seating, an outdoor plaza or transit shelter that will enhance the area or that is more consistent with the design of the site or the surrounding area.
- (2) The proposal will allow a site plan that is more consistent with the character of the area.
- (3) Existing plant materials, walls, fences or the topography of the site and its surroundings make the required landscaping or screening less necessary.
- (4) The required landscaping or screening will hinder truck access and service necessary to the operation of the use.
- (5) The required landscaping and screening may obstruct views of traffic or reduce natural surveillance of the site.

All nonconforming uses and all conforming uses in nonconforming structures shall at all times maintain compliance with all general performance standards and with all landscaping, screening, and curbing requirements applicable in the district in which the use is located, or applicable in the most restrictive district in which the use is first allowed, whichever has the greater requirement. Upon determination by the zoning administrator that strict compliance with applicable standards would be practically or economically infeasible, the zoning administrator shall require compliance with such portion of applicable standards as is practically and economically feasible.

Spokane

Outdoor Storage Areas

1. Outdoor storage areas are not permitted in the O and OR zones.
2. Outdoor storage areas in NR and NMU zones are limited to forty percent of lot area or one thousand five hundred square feet, whichever is less.
3. Outdoor storage areas are permitted in the CB and GC zones except for uses in the industrial categories.
4. There is no limitation on the size of a permitted outdoor storage area in CB and GC zones.

Address	Business	Zoning	Use	Year Built
312 W Villard	Sax Motors	DC	auto services	1951
111 4th Ave W	Charbonneau	GC	auto services	2010
64 10th Ave E	East End	GC	auto services	2008
597 S Main	Legend Auto Body	CC	body repair	2010
302 E Villard	Chad's Automotive	GC	auto services	1951
117 21st St E	R & R Auto	GC	auto services	1980
81 22nd St E	Joe's Auto Service	GC	auto services	1978
1241 W Villard	J's Muffler Shop	GC	auto services	1954
1009 W Villard	Jeff's Towing	GC	auto services	1950
1456 W Villard	Adv. Collision Center	GC	body repair	1982
948 1st St E	Schmidt Transmission	GC	auto services	1957
7 S 3rd Ave W	Dan's Auto Body Shop	GC	body repair	1965
2146 I94 E Bus. Lp	Pro-Tint	GC	auto services	1966
645 E Villard	Just Dents	GC	body repair	1949
611 E Villard	Dakotaland Auto Glass	GC	body repair	1944
311/320 21st St E	Dickinson Collision Center	GC	body repair	1979
2286 I94 E Bus. Lp	Dakota Sports	GC	auto services	1971
745 W Villard	O5 Motorsports	GC	auto services	1949
52 21st St E	Sax Motors	GC	auto services	2012
272 34th St W	Red Rock Ford	GC	auto services	2011
840 W Villard	Heiser Motors	GC	auto services	1940
2585 I94 E Bus. Lp	Charbonneau	GC	auto services	1978
2391 I94 E Bus. Lp	Dan Porter Motors	GC	auto services	2011
1107 3rd Ave W	T-Rex Conoco	CC	auto services	1966
1113 W Villard	Black Widow Cycles&Repai	GC	auto services	1956

Extra Info	Front	St Side	Int Side	Rear	
GC		20	10	0	0
DC		0	0	0	0
CC		20	10	0	0

Auto services, eq		
Business Start Date	Screening	Exempt
	1952 none	yes
approx 1975	none	yes
1970s, 2008 at this location	none	no
	1947 none	no
	1999 none	yes
	1990 yes	no
	2016 none	no
	1999 yes	yes
	1984 fence	yes
early 90s	none	yes
	1990 none	???
	1982 none	yes
	2008 none	no
	1995 none	yes
auto glass since approx 1987	none	yes
	2004 fence	no
	1991 fence	yes
	none	yes
moved in 2012	none	no
moved in 2024	fence	no
	1972 none	yes
moved in 2024	none	no
this location since 2011	yes	no
	none	yes
	2022 none	yes

Impervious Coverage
90%
100%
80%

Equipment repair, body repair research	
Limitations	Feasible
vision issues, building setback directly on property line	no
received buffer variance of 0'	no
none	yes
building setback directly on property line	yes
nonconforming structure	no
none	yes
	yes
	yes
	yes
all surfaces impervious	yes
adding screening creates vision issue	yes
	yes
	yes
nonconforming structure	no
nonconforming structure	no
	yes
	yes
nonconforming structure	no
	yes
	yes
	yes
	yes
	yes
	yes
	yes
	yes

Notes

noted over 50+ years of service
correction notice on file for buffer on east side, no buffer to date
possibly received variance for building, could not locate
nonconforming structure, storing on BNSF land
does have screening, storage has spilled out of screened area into ROW
remodel done before it became an auto service shop
moved to this location 2022
fence not opaque, most storage in lot to SE
own lot to east that could be screened for storage, non conform. Struc.
non conforming structure
25 yrs at this location

moved to this location 2020, nonconforming structure
nonconforming structure
fence not opaque, area does not have improved surface
fence but not opaque

using public street for storage
fence but not opaque

opaque barrier on north side

Permits after 1998
2014 - int remodel
2015- addition
none
2009 - rebuild
2004- int remodel
2016 - fire restoration
2011 - int remodel
2007 - shop addition
none
2007 - shop addition
2001 - shop addition
2000 - int remodel
none
none
none
2015 - addition
2015 - int remodel
2010 - addition
2013, 2022 - additions
2023 - remodel
none
2001, 2015, 2025 - int remodel
2014 - addition
1996 - add. 1998 - repair 2002- add.
2002 - addition 2023 - roof repair