



BOARD OF ADJUSTMENT MEETING MINUTES

Monday, June 09, 2025 at 7:30 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

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

CALL TO ORDER

Meeting called to order at 7:30AM.

ROLL CALL

PRESENT:

Trevor Ernst
Pat Bren
Bruce Burke
Shawn Soehren

ABSENT:

Troy Bosch

OPENING CEREMONIES:

PLEDGE OF ALLEGIANCE

1. STANDARD MOTIONS

A. NOVEMBER 12TH, 2024 MINUTES

Motion to approve minutes as presented.

Motion made by Burke, Seconded by Bren.

Voting Yea: Ernst, Bren, Burke, Soehren

B. MAY 12TH, 2025 MINUTES

Motion to approve minutes as presented.

Motion made by Bren, Seconded by Ernst.

Voting Yea: Ernst, Bren, Burke, Soehren

2. REGULAR AGENDA:

A. 1036 37TH STREET E - REQUEST TO EXCEED MAXIMUM SQ FOOTAGE OF DETACHED STRUCTURE

Request to exceed the maximum square footage of a detached structure on a RR zoned lot by 1210 sq. ft. This property is located at 1036 37th Street E – Tract A of L 1&2 B 4 Roshaus 2nd 26-140-96 Lot 188X396.

Variance is presented by Chairman Shawn Soehren. Building Official Leonard Schwindt states that the City of Dickinson has changed the detached structure requirements from 1200 sq. ft. to 1800 sq. ft. for up to an acre and has changed to 70

sq. ft. after every 1/10 acre above the first acre. Schwindt states that with that new formula, the applicant is asking for 1210 sq. ft. above the current code.

Applicant Christ Marshall states on the SE corner of the property he would like to build a 70' X 50' shop for a small office, storage, and basketball court. Chairman Shawn Soehren confirms this is the only structure on the property, with the addition of the house. Marshall explains that the shop would be located on the east side of the property. Soehren confirms that there will be no new approach added.

Commissioner Bruce Burke asks about multiple signatures included with application. Applicant Christ Marshall explains these signatures are approvals from individuals residing in neighboring properties. Building Official Leonard Schwindt states that one neighbor was concerned about weeds on the property. Staff did go out for inspection with a result of no findings of weeds at the location.

Vice Chairman Trevor Ernst asks about new sizing codes in regard to detached structures and previous applicants. Building Official Leonard Schwindt responds that this is the first applicant to request to exceed the new code square footage requirements.

Applicant Christ Marshall states that the property is just outside of city limits. Marshall explains that neighboring properties have large shops and barns in the area as well. Commissioner Pat Bren states in agreement that there are other large detached structures in the area after viewing the neighborhood for himself. Building Official Leonard Schwindt states with observation of the neighborhood it is accurate that there are many other detached structures that are on average 2600 sq. ft.

Commissioner Bruce Burke inquires about square footage difference being requested by applicant from code requirement. Building Official Leonard Schwindt responds that the applicant is requesting a square footage of 3500 sq. ft. for the proposed detached structure, which reduced by 1210 sq. ft. is what he could have. Burke confirms that the average findings in the neighborhood for detached structures is also above new code requirements.

Motion is made to recommend approval of variance to exceed maximum square footage of a detached structure, with the stipulation that there would be no further out buildings constructed.

Motion made by Burke, Seconded by Bren.

Voting Yea: Ernst, Bren, Burke, Soehren

3. OTHER BUSINESS

Building Official Leonard Schwindt states there are two variance request applications in, indicating there will be upcoming Board of Adjustment meetings to come in the following months.

Chairman Shawn Soehren asks about future public comment section requirements. City Attorney Christina Wenko responds the new law will become effective August 1, 2025, requiring all boards to have a public comment section. Public comment section will be added to the agenda for the next meeting.

4. ADJOURNMENT

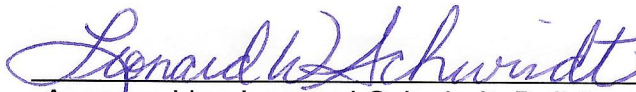
Motion to adjourn at 7:43AM.

Motion made by Bren, Seconded by Ernst.

Voting Yea: Ernst, Bren, Burke, Soehren



Prepared by: Kylee Zastoupil, Administrative Assistant
Community Development



Approved by: Leonard Schwindt, Building Official