



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, December 11, 2024 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

Chairman: Jason Fridrich
Vice Chairman: Scott Bullinger
Dean Franchuk
Zack Keller
Troy Bosch
Val Decker
Rick Haugen
Aaron Johansen
Mike Schwab

CALL TO ORDER

ROLL CALL

PRESENT

Chairman Jason Fridrich
Vice Chairman Scott Bullinger
Commissioner Dean Franchuk
Commissioner Aaron Johansen
Commissioner Richard Haugen
Commissioner Val Decker

ABSENT

Commissioner Mike Schwab
Commissioner Troy Bosch
Commissioner Zach Keller

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve order of business as presented.

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Decker.

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

2. MINUTES

A. NOVEMBER 13TH, 2024 MINUTES

Motion to approve minutes as presented.

Motion made by Commissioner Haugen, Seconded by Commissioner Johansen.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk,

3. REGULAR AGENDA:

A. REZONING (REZ-007-2024) - *Presented by City Planner, Natalie Birchak*

To consider a Zoning Map Amendment from Rural Residential (RR) to Low-Density Residential (R-1) for the South 207.04 feet of a property legally described as Lot 9 in Block 1 of the Southfork Acres 2nd Subdivision in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 139 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 1.30 acres.

City Planner, Natalie Birchak presents the zoning request. She explains this rezone is to match the zoning district to the west. There is an accompanying minor subdivision request that will follow this. Staff recommends approval. She says the applicant will be building a garage on the back lot.

Andrew Schrank, Highlands Engineering, is representing the applicant. He states the owner to the west has purchased lot 9 for the purpose of building a shop, but due to city code, he will need to combine the lots first. He adds that the reason they selected R1 rather than RR is that the current residence is too close to 7th Ave to meet the RR setback requirements. He says the applicant will be selling the other two lots.

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

Motion to recommend approval made by Commissioner Decker, Seconded by Commissioner Franchuk.

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

B. FINAL MINOR PLAT (FLP-020-2024) - *Presented by City Planner, Natalie Birchak*

To consider a Minor Subdivision Plat for the Meduna 1st Subdivision located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 139 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 6.08 acres.

Ms. Birchak presents the minor plat request. This is the accompanying plat to the prior rezone request. She states that the purpose is to combine the lots to build a detached shop. Staff recommends approval.

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

Motion to recommend approval made by Commissioner Johansen, Seconded by Vice Chairman Bullinger.

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

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

7. ADJOURNMENT

Motion made by Commissioner Decker, Seconded by Commissioner Haugen.

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