



Cabinet Creations Special Use Permit Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: May 6, 2026
Re: **SUP-001-2026 Cabinet Creations Special Use Permit**

APPLICANT

Josh Whiteley
 Cabinet Creations
 2319 6th Street West
 Dickinson, ND, 58601

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

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a custom manufacturing business. The business would be located in Unit 8 of the Fairway Shop Condos, located on a 0.10-acre parcel at 2503 Fairway Street in the City of Dickinson. The property is zoned Community Commercial (CC).

Staff Recommendation: Staff recommends approval of this special use permit subject to conditions.

LOCATION

The property is located within the SW1/4 of the NE1/4 of Section 5, Township 139 North, Range 96 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota. The property is legally described as Lot 7, Block 1, State 8th Addition Subdivision, and Lots 1, 2, &3, Block 1, State 9th Addition Subdivision, Fairway Shop Condos, Unit 8.

CURRENT ZONING	CC
FUTURE LAND USE MAP DESIGNATION	COMMERCIAL
GROSS SITE ACREAGE	+/-0.10
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	PUD	St. Joseph’s Hospital development
East	CC, LC	Commercial
South	R-3, R-2	Duplex; single-family residential
West	CC	Sanford Clinic development

STAFF ANALYSIS

BACKGROUND

There are five (5) existing shop condos located at 2503 Fairway Street. The applicant has indicated they are looking to operate a custom cabinet manufacturing shop in Unit 8 of the Fairway Shop Condos. The property is zoned Community Commercial (CC), and the adjacent properties along Fairway Street are zoned CC or are located within a civic use Planned Unit Development (PUD), so traffic generation is not a major concern. Fairway Street is designated as a minor arterial road.

CURRENT ORDINANCE REVIEW

The proposed custom manufacturing business is located within a CC-zoned district. Per Table 62-162-2: Permitted Uses by Zoning Districts, in the City Municipal Code, custom manufacturing businesses are allowed in CC zoning upon obtaining a Special Use Permit, which is subject to a

public hearing before the City Planning and Zoning Commission and approval by the City Commission.

The applicant has submitted a site plan demonstrating that all business operations would be limited to a roughly 228-square-foot section of the basement. This section of the basement is up less than 30 percent of the building's 1,700-square-foot total floor area. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

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 SUP-001-2026 subject to the conditions listed below:

- Hours of operation shall be limited to 8:00 a.m. to 6:00 p.m. Mondays through Saturdays.
- Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A.
- The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
- Operation of the home-based business/home occupation shall comply with all applicable City, County, State and Federal regulations.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-001-2026: Cabinet Creations Special Use Permit** 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 **SUP-001-2026: Cabinet Creations Special Use Permit** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*