



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, April 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

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve as presented.

Motion made by Commissioner Decker, Seconded by Commissioner Johansen.

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

A. INTRODUCTION OF MATHEW ROTHSTEIN

2. MINUTES

A. FEBRUARY 12TH, 2025 MINUTES

Motion to approve as presented.

Motion made by Commissioner Johansen, Seconded by Commissioner Schwab.

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

3. REGULAR AGENDA:

A. REZONING (REZ-001-2025) - *Presented by City Planner, Natalie Birchak*

To consider a Zoning Map Amendment from Unzoned and Community Commercial (CC) to Public (P) for Part of Block 4 of the Nuhaven 2nd Addition Subdivision in the NW ¼ of the SE ¼ of Section 33, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 3.40 acres.

City Planner Birchak presents the rezone request. She explains that the Park District would like to establish a community orchard in this location.

Commissioner Schwab has a question about access. Ms. Birchak says access would be on 12th Street E. Parks Director, Benjamin Rae states the access is asphalt; they use it now to maintain the property.

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

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

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

B. FINAL MINOR PLAT (FLP-001-2025) - *Presented by City Planner, Natalie Birchak*

To consider a Minor Subdivision Plat for the 16th St Business Plaza Addition Subdivision located in the SW ¼ of the NW ¼ of Section 34, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.21 acres.

Ms. Birchak presents the final minor plat request. She explains the purpose of the plat is to divide into two lots with the intent of selling one of the lots. Staff has not received any comments and does recommend approval.

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

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

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

C. FINAL MAJOR PLAT (FLP-002-2025) - *Presented by City Planner, Natalie Birchak*

To consider a Major Subdivision Plat for the Jerry Williams Subdivision located in the SE ¼ of Section 22, Township 139 North, Range 96 West, located in the City of Dickinson's ETZ. The site consists of +/- 35.66 acres.

Ms. Birchak presents the final major plat. She explains the purpose of the plat is to divide the land into appropriately sized lots for the residents already living there. The preliminary plat was approved at a prior meeting. The City has obtained an updated road maintenance agreement. Staff has not received any comments and does recommend approval. The zoning will remain AG and the lots do meet the size requirements.

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

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

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

D. FINAL MINOR PLAT (FLP-003-2025) - Presented by City Planner, Natalie Birchak

To consider a Minor Subdivision Plat for the Badlands Storage Second Addition Subdivision located in the SE ¼ of the NE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 6.04 acres.

Ms. Birchak presents the minor subdivision plat. She explains the purpose of the plat is to combine the lots to expand the existing convenience storage. There is also a SUP accompanying this application and is contingent on approval of this plat.

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

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

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

E. SPECIAL USE PERMIT (SUP-001-2025) - Presented by City Planner, Natalie Birchak

To consider a Special Use Permit amendment for a convenience storage facility in General Commercial zoning at 430 29th Street West. The property is legally described as Lot 1 in Block 1 of the Badlands Storage Subdivision, and Lot 1 in Block 1 of Tweenen's Third Addition Subdivision in the SE ¼ of the NE ¼ of Section 28, Township 140 North, Range 96 West, in the City of Dickinson. The site consists of +/- 6.04 acres.

Ms. Birchak presents the SUP request. This request accompanies the prior plat request. This is zoned community commercial. Staff has not received any comments and does recommend approval along with the conditions listed on the staff report.

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

Motion to approve with conditions made by Commissioner Johansen, Seconded by Commissioner Schwab.

Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, 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. CORRIDOR OVERLAY DISTRICT UPDATES - *Presented by City Planner, Natalie Birchak*

Ms. Birchak presents this work session item along with a PowerPoint presentation (can be viewed online with the meeting minutes). The current roads that are within the corridor overlay district are listed in the packet. The main concern is Fairway which is not listed in the corridor district; also added, would be 9th Street W and 9th Street E (same street with different names). Staff is looking to see if there is any feedback of entering this street into the corridor overlay district.

Single family constructions do not need to comply with the corridor standards. Mr. Josephson notes that there was a segment that was zoned LC which has to be residential in appearance; last year that property was rezoned CC which has different designed standards. Having them in the corridor would have them meet the same standards. There is discussion of extending Fairway to the west, which is currently just a dirt path.

B. DATA CENTERS ORDINANCE - *Presented by City/County Planner, Steve Josephson*

Mr. Josephson presents the work session item. Staff has been working on draft language for this ordinance. He goes over a summary on what data centers are (see presentation in agenda packet).

Commissioner Schwab says he went to the Vision West Conference and this was a big issue; it is a use that is not addressed in the zoning ordinance and he would like to see it amended to address that use.

7. ADJOURNMENT

Motion made by Commissioner Decker, Seconded by Commissioner Schwab.

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