

From: [Dickinson ND](#)
To: [Sylvia Miller](#)
Subject: Strong Objection to Special Use Permit For Group Living Facility
Date: Tuesday, May 13, 2025 10:52:16 AM

Name: Trevor Ernst
Email: erenhomes@gmail.com

Message: Good Morning, My name is Trevor Ernst and I represent the property owned by MCA Ventures, LLC directly north of the property located at 2143 6th Ave West in Dickinson that is applying for a special use permit to allow a Group Living Facility at that location. I strongly object to the Planning and Zoning Commission allowing a change of zoning or a special use permit in the Community Commercial zoning that that property is currently under. I serve on multiple boards for the City of Dickinson, and at the end of every motion that we make it ends with the phrase "being in the interest of public health, safety, and welfare." I cannot think of a special use permit or change of zoning that goes against that more than thinking of allowing a group living facility at this location. I will provide many examples of how this goes counter to the purpose of the Planning and Zoning Commission. Zoning requirements are put in place to protect all the property owners in an area from every other property owner near it doing something that could harm their property and/or the occupants and residents of those properties. A group living facility should not be allowed at this address. It does exactly the opposite. Research into the impacts of a group living facility points to an approximate property value decrease of around 7% to the properties in the neighborhood impacted by the group living facility. If you apply this to the "neighborhood" within 1 mile of this address it would be a loss of property value to these existing property owners of approximately 8 million dollars and possibly a lot more. Secondly, Prairie Rose Elementary is less than 3/4 of one mile away from this location. Approximately 25% of all public school elementary students within the City of Dickinson go to this school. The City has spent many many millions of dollars to provide a safe and enriching environment at this location to educate these students. Everything that the city, the school system, and the parents of these children are trying to do in safely educating these kids would be undermined by allowing a group living facility this close to this School. Allowing this special use permit is clearly against public health and safety in this instance. Thirdly, There are no Group Living Facility Special Use Permits within the City of Dickinson. The City did not even have a Zoning to allow Group Living Facilities within the City in the past. I contacted Natalie Birchak and she confirmed that there is no Zoning within the City of Dickinson to allow Group Living Facilities. Only recently has the City changed to even allow Planning and Zoning to consider them by issuing a special use permit. This would be a radical and dangerous change of precedence for the Planning and Zoning Commission to consider allowing this special use permit or allowing a change of zoning to allow a Group Living Facility. Every property owner in the City of Dickinson bought their property believing they are protected from a Group Living Facility being built or opened next to their property by the existing Zoning of the City of Dickinson. All these property owners rely on the City and the Planning and Zoning Commission to protect them against some exactly like this special use permit. In Closing, I strongly object to the Planning and Zoning Commission allowing a Special Use Permit or changing the Zoning at 2143 6th Avenue West to allow a Group Living Facility at this location. Please protect the residents and property owners of the City of Dickinson by denying this request. Thank you Trevor Ernst