



BOARD OF ADJUSTMENT MEETING MINUTES

Monday, July 14, 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. JUNE 9TH, 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. 275 PALM BEACH ROAD - REQUEST TO EXCEED MAXIMUM SQ FOOTAGE OF DETACHED ACCESSORY STRUCTURES ON A PROPERTY

Variance request to exceed the maximum square footage of detached accessory structures on a Rural Residential RR zoned lot in the ETZ Zoning of the City of Dickinson, ND. This property is located at 275 Palm Beach Road - STABLE ESTATE SUB L4 B1 2.83 ACRES 8-139-96.

Variance presented by Chairman Shawn Soehren. Building Official Leonard Schwindt states that the request is to exceed the maximum square footage by 208 sq. ft. Applicant John Schneider states that he is looking to set a covered patio on his property. Schneider will plant trees on the North and West sides of the structure to be made not be visible, considering the location of the proposed structure already hides it from the South and East.

Schneider explains that in the last month he has removed another structure on his property to reduce the square footage of detached accessory structures on his property. This is confirmed by Schwindt.

Board Member Bruce Burke inquires about any comments from the public in regard to the variance request. Schwindt responds that he has received one phone call asking what the variance request is pertaining to, and the caller was not concerned about the variance being requested.

Board Member Trevor Ernst inquires about the property's detached accessory structures being discussed in the past. Schwindt confirms that this has been discussed, however the previously discussed structures are located on a different lot from the one being discussed at this meeting.

Ernst inquires if there is any issue with the structure in front of the house on the property. Schwindt responds that the structure is compliant with code as it is beyond the minimum setback requirement from the property line.

Motion to recommend approval of the variance to exceed the minimum square footage of detached accessory structures under the condition that no other additional permitted or nonpermitted structures are added in the future.

Motion made by Burke, Seconded by Bren.

Voting Yea: Ernst, Bren, Burke, Soehren

3. OTHER BUSINESS

A. PUBLIC COMMENTS NOT ON AGENDA

Ethan Bahr, at 1237 44th Avenue W in Dickinson, ND explains that he submitted an application to the Board of Adjustment for a fence. Bahr is attending this meeting prior to approval of being on the next agenda for the upcoming BOA meeting due to a timing issue with the project at hand. Bahr explains that he was initially given permission to build a fence on the property line, but is now being told the fence cannot be built there due to setback requirements.

City Engineer Joshua Skluzacek explains to Bahr that since this topic has not been added to the agenda as an item for this meeting, the members of the Board of Adjustment will not be able to take any action at this time. Skluzacek recommends that Bahr calls him to discuss what the options are moving forward for a quick resolution.

4. ADJOURNMENT

Motion to adjourn 7:44AM.

Motion made by Bren, Seconded by Ernst.

Voting Yea: Ernst, Bren, Burke, Soehren

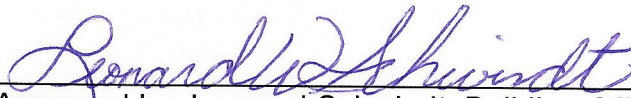
Link for viewing Board of Adjustment Meeting:

<https://youtu.be/oFo2TNR8unc>

This link will not be live until approximately 7:30 am on July 14, 2025.



Prepared by: Kylee Zastoupil, Administrative Assistant
Community Development & Engineering



Approved by: Leonard Schwindt, Building Official