



# PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, November 12, 2025 at 7:10 AM MT  
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  
Matthew Rothstein

## 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  
Commissioner Zach Keller  
Commissioner Mathew Rothstein

### ABSENT

Commissioner Mike Schwab

## 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 Decker, Commissioner Keller, Commissioner Rothstein

### 2. MINUTES

#### A. OCTOBER 8TH, 2025 MINUTES

Motion to approve as presented.

**Motion made by Commissioner Johansen, Seconded by Vice Chairman Bullinger.**

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

### 3. REGULAR AGENDA:

- A. REZONING (REZ-007-2025)** - Presented by City Planner, Natalie Birchak  
To consider a Zoning Map Amendment from Low Density Residential (R-1) to Medium Density Residential (R-2) for Lots 32-36 of Block 1 of the Heart River 4th Addition Subdivision, located in the SE ¼ of the SE ¼ of Section 9, Township 139 North, Range 96 West, in the City of Dickinson. The site consists of +/- 1.13 acres.

City Planner Birchak presents the rezone request. This item was heard and tabled at last month's PZ meeting. A public engagement meeting was also held on October 29th. There have been numerous public comments, most in opposition to the project. A petition with 77 signatures from nearby residents was submitted in opposition. Staff recommends approval. It is also noted that the applicant has reduced the number of proposed units from four to three.

Billie Winn, the applicant, speaks. She explains that they currently have multi-family buildings along 7th and would like to add more. She mentions the purpose of these buildings is to provide housing for their company's employees.

Chairman Fridrich opens the public hearing.

Larry Iverson, a resident in the area, states that he would like to see contingencies added if the project is approved. He would like the owners in the area to be compensated for any decrease in their home values and would like to see the city reduce taxes. Commissioner Fridrich asks him to explain why he believes development would decrease valuations. Iverson believes the higher density would make the area less desirable and create disturbances. It is clarified that there will be no special assessments to anyone in the area.

Mary Adsero, a resident in the area, references a rezone request from 2010 when 113 signatures were submitted against that proposal. She speaks positively about the quonsets in the area, noting they make "wonderful neighbors." She expresses concern about the houses directly behind the proposed units and believes it may make her home harder to sell. She also raises concerns about environmental impacts, including wildlife.

Dillon, a resident in the area, speaks in opposition. He says the "backyard" aspect needs to be considered and that he does not see any benefit to placing units there.

Don Zubke, owner of one of the quonsets, expresses concern about his access being shut off from the north. He is also concerned about traffic passing by the quonsets and the need for cleanup in that area. Fridrich notes they will still have access on 2nd Ave SE.

The public hearing is closed.

Discussion on access ensues. Access would remain in the right-of-way on the east side of the quonsets. The west access currently being used runs through private property. Access to the north would be affected even with single-family homes. Zubke states he may be interested in purchasing part of the lots. Fridrich asks whether he has spoken to the applicant about that. Zubke says he has not seen where the buildings or garages would be placed and notes there is not sufficient room on the east side for access with a trailer, camper, or similar equipment.

Commissioner Decker asks about an access easement. Fridrich states the commission does not want to force an easement on the parties. City Engineer Skluzacek speaks about the illegal access and the access on 8th Street, stating it was recommended by staff that an agreement be created. He adds that if the quonsets were destroyed, they could not be rebuilt.

Kevin Praus, a resident in the area, asks that the zoning remain R1. He expresses concern about what may happen 10–20 years from now when Winn is no longer the owner.

Birchak clarifies that there is existing R-2 zoning to the west of the properties along 7<sup>th</sup> Street SW. She states this would not be considered spot zoning and that it meets code requirements.

Commissioner Johansen comments that he believes R-2 is appropriate for the area. He notes that traffic impacts are somewhat reduced by going from four units to three. Data on traffic accidents and citations show minimal issues. He believes the proposal fits the area and that the primary issues affecting the quonsets will remain regardless of what type of housing is built.

**Motion to approve made by Commissioner Johansen, Seconded by Commissioner Decker.**

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

Voting Nay: Commissioner Haugen

**Motion passes**

**4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA**

**5. ITEMS NOT ON AGENDA**

**6. WORK SESSION**

**A. INDUSTRIAL OFF-STREET PARKING STANDARDS** - Presented by City Planner, Natalie Birchak

Ms. Birchak presents the work session item. Item B, Item 4 is the concern. It currently allows crushed concrete or scoria as a finished material in LI and GI rear-yard circulation areas. These materials can blow in high winds, create dust, and lead to maintenance issues such as loose aggregate being tracked onto public streets. Other cities' requirements are discussed, noting that most North Dakota communities do not allow anything other than pavement as a finished surface. Within Dickinson, there are

approximately 52 properties using some form of unfinished scoria. Suggestions discussed include requiring all-weather surfacing or chip-sealing similar to Watford City's approach, adding a 50-foot paved drive aisle similar to Grand Forks to catch gravel and dust before reaching the public ROW, and considering a two-year compliance window for existing properties if changes are adopted.

Fridrich asks about complaints. Staff notes there is one recurring complaint location, with the most common problem areas being off 4th Ave E on the north side of town and the West Villard/DRM area. Fridrich comments that he does not believe a single recurring complaint warrants revisiting the ordinance.

Skluzacek states his main concern is with the finished surface, specifically scoria, because of the dust and tracking issues. Fridrich says he can see banning scoria. Skluzacek notes that scoria could potentially be allowed if topped with another material.

Fridrich states he does not think the City needs to go after the 52 properties that are not currently in compliance. There is discussion about the dust-control methods used in the county and clarification that those methods are not used within city limits.

## **7. ADJOURNMENT**

**Motion made by Commissioner Johansen, Seconded by Commissioner Franchuk.**

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

**Link for viewing Planning and Zoning Commission Meeting:**

<https://youtube.com/live/00vf1wtU6Aw>