



# DN Wanner Subdivision Staff Report

To: City of Dickinson Planning and Zoning Commissioners  
 From: City of Dickinson Community Development Services  
 Date: November 5, 2025  
 Re: FLP-010-2025 DN Wanner Subdivision

## APPLICANT

Dave N Wanner  
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 dnwanner@gmail.com

## APPLICANT'S REPRESENTATIVE

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<b>Public Hearing</b>	November 12, 2025	Planning and Zoning Commission
<b>Final Consideration</b>	November 18, 2025	City Commission

The applicants are requesting the approval of the DN Wanner final minor subdivision, being a portion of land located in the W1/2 of the SE1/4 of Section 22, Township 139 North, Range 96 West, within the City of Dickinson's Extra-Territorial Zone. According to the applicant, the purpose of this subdivision is to split the parcel into two lots in order to gift a portion of the property to the applicant's grandson. The proposed subdivision is approximately 40.00 acres.

Staff recommendation: Staff recommends **approval** of this subdivision.

**LOCATION**

The property is generally located along 27<sup>th</sup> Avenue East, and it is legally described as a portion of land located in the W1/2 of the SE1/4 of Section 22, Township 139 North, Range 96 West, of the 5<sup>th</sup> Principal Meridian, Stark County, North Dakota, within the City of Dickinson’s Extra-Territorial Zone.

<b>CURRENT ZONING</b>	<b>AG</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RESIDENTIAL</b>
<b>GROSS SITE ACREAGE</b>	<b>+/- 40.00 acres</b>
<b>LOTS PROPOSED</b>	<b>2</b>

<b>ADJACENT ZONING &amp; LAND USE</b>		
<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	AG	Agricultural
East	RR, AG	Single-family residences
South	AG	Undeveloped
West	AG	Undeveloped

**CONSISTENCY, COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS**

**Consistency with the Comprehensive Plan**

According to the City’s Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated RESIDENTIAL. The applicant has indicated they are looking to split the property into two lots in order for a residence to be constructed on the south lot. This use is consistent with the FLUM designation.

**Compatibility & Compliance with The Zoning Ordinance**

A minor subdivision plat is defined in Section 52-1 of the City Subdivision chapter as follows:

- Does not require the dedication of public rights-of-way or the construction of new public streets or public infrastructure;
- Does not land-lock or otherwise impair convenient ingress and egress to or from the rear or side of the subject tract or any adjacent property;

- Does not violate any local, State or federally adopted law, ordinance, regulation, plan or policy; and
- Consists of four lots or less.

The proposed DN Wanner Subdivision meets the definition of a minor subdivision plat.

The site is currently zoned Agricultural (AG). According to Table 62-162-3a. Summary of Site Development Regulations, the minimum lot size in the AG zoning district is 10 acres. The applicant is proposing a subdivision of the property into two separate lots, with Lot 1 being +/- 27.95 acres, and Lot 2 being +/- 12.05 acres. These proposed lots meet the minimum acreage requirements outlined in the Municipal Code.

The applicant is extending an existing road easement as an ingress/egress easement for the north Lot 2. This easement is to be utilized solely as a driveway, not as a road. Therefore, no road maintenance agreement would be required at this time. Should the number of lots utilizing the easement as primary access increase in the future, Stark County would require a road maintenance agreement. Additionally, the easement would need to be improved to residential subdivision standards.

## **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 FLP-010-2025.

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **FLP-010-2025: The DN Wanner Subdivision** as being consistent with the City of Dickinson Comprehensive Plan, as being compliant with the City of Dickinson Zoning Ordinance, and as 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 **FLP-010-2025: The DN Wanner Subdivision** as NOT being consistent with the City of Dickinson Comprehensive Plan, as not being compliant with the City of Dickinson Zoning Ordinance, and as being contrary to the interest of the public health, safety and welfare."*