



Schmidt Zoning Map Amendment Staff Report

To: City of Dickinson Board of Commissioners
From: City of Dickinson Community Development Services
Date: July 2, 2025
Re: REZ-005-2025 Schmidt Zoning Map Amendment

OWNER/APPLICANT

Andy Schmidt
10520 Highway 10 East
Dickinson, ND, 58601
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(701) 260-4737

Public Hearing	July 9, 2025	Planning and Zoning Commission
Public Hearing	July 15, 2025	City Commission
Final Consideration	August 5, 2025	City Commission

The applicant is requesting the approval of a zoning map amendment from General Commercial (GC) and Agriculture (AG) to Rural Residential (RR) for Lot 1 of Block 1 of the Schmidt Minor Subdivision, located within the City of Dickinson’s Extra-Territorial Zone (ETZ). The purpose of this rezoning is to allow the applicant to construct a primary residence on the subdivided lot.

A companion minor subdivision plat is also scheduled for public hearing at the July 9, 2025 Planning and Zoning Commission meeting (FLP-006-2025).

Staff recommendation: Staff recommends approval of this rezone contingent of approval of FLP-006-2025.

LOCATION

CURRENT ZONING	GC & AG
FUTURE LAND USE MAP DESIGNATION	RESIDENTIAL
GROSS SITE ACREAGE	+/- 1.49 acres
LOTS PROPOSED	N/A

ADJACENT ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agriculture
East	GC	Commercial
South	AG	Water treatment plant; agriculture
West	GC; AG	Commercial; single-family residential

COMPATIBILITY, COMPLIANCE, AND RECOMMENDATIONS

Compatibility with the Comprehensive Plan

According to the City's Comprehensive Plan Future Land Use Map (FLUM), the subject property is designated RESIDENTIAL. This zoning map amendment request is consistent with this FLUM designation.

Compliance with The Zoning Ordinance

There is a 0.15-acre portion of the proposed site which is the proposed Lot 1, Block 1 of the proposed Schmidt Minor Subdivision that is currently zoned Agriculture (AG) while the remainder is zoned General Commercial (GC). According to Section 62-160 of the Zoning Ordinance, "A base district designation shall apply to each lot or site within the City and its planning jurisdiction. A site must be in one base district." The proposed rezone eliminates the partial AG zoning and zones the total property into Rural Residential (RR), bringing the lot into compliance with the Municipal Code.

The applicant has submitted an associated minor subdivision plat, which would subdivide this property into three (3) lots. The proposed Lot 3 contains an existing cell tower and building, and the proposed Lots 1 & 2 contain an outdoor storage area with significant scoria/gravel surface coverage. This subdivision contains the existing business at 10524 Highway 10.

The Stark County Weed Control Office requests developers in the ETZ contact their office and arrange for an invasive weed inspection prior to submittal of building permit applications.

Public Input: As of the date of this report, City staff has not received any public comments.

Staff Recommendation: The City Development Team staff recommends approval of REZ-005-2025 contingent on the approval of the associated FLP-006-2025.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **REZ-005-2025: The Schmidt Rezoning Request** 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 **REZ-005-2025: The Schmidt Rezoning Request** 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."*