



# PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, February 12, 2025 at 7:10 AM  
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

## CALL TO ORDER

## ROLL CALL

### PRESENT

Chairman Jason Fridrich  
Vice Chairman Scott Bullinger  
Commissioner Dean Franchuk  
Commissioner Aaron Johansen  
Commissioner Richard Haugen  
Commissioner Mike Schwab  
Commissioner Val Decker  
Commissioner Zach Keller

## OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

### 1. ORDER OF BUSINESS:

Motion to approve order of business 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 Schwab, Commissioner Decker, Commissioner Keller

### 2. MINUTES

#### A. JANUARY 8TH, 2024 MINUTES

Motion to approve minutes as presented.

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

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

**3. REGULAR AGENDA:**

**A. 2025 CHAIRMAN APPOINTMENT**

Mr. Bullinger nominates Mr. Fridrich. Mr. Schwab nominates Mr. Fridrich.

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

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

**B. 2025 VICE CHAIRMAN APPOINTMENT**

Mr. Franchuk nominates Mr. Bullinger. Mr. Johansen seconds the nomination.

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

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

**C. PRELIMINARY MAJOR PLAT (PLP-001-2025) - Presented by: City Planner, Natalie Birchak**

To consider a Preliminary Major Plat for the Jerry Williams Subdivision, located in the SE¼ of Section 22, Township 139 North, Range 96 West, of the 5th Principal Meridian, Stark County, North Dakota, in the City of Dickinson's Extra-Territorial Zone. The site consists of +/- 35.65 acres.

City Planner, Natalie Birchak presents the preliminary major plat request. She explains the purpose is to divide the land into appropriate size lots for the residents living there. Staff does recommend approval.

Chairman Fridrich opens the public hearing.

Rita Tomchuk is present and would like to know what the property is to be used for. Ms. Birchak explains it will mainly be used as residential; there are a few stables there that will remain.

Commissioner Franchuk asks about a road maintenance agreement. Ms. Birchak says we don't currently have it but that will be submitted before the final plat is brought in front of the commission.

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

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

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

**5. ITEMS NOT ON AGENDA**

**6. WORK SESSION**

**A. CURALEAF ANNUAL REVIEW**

Mr. Josephson introduces the annual review. He explains when the SUP was initially approved there is a requirement that they report on an annual basis showing they are still licensed by the State and there are no issues. Staff has reviewed their certifications and they are up to date.

Representatives from Curaleaf are present. Mr. Josephson states there is no action needed at this time.

**7. ADJOURNMENT**

**Motion made by Commissioner Decker, Seconded by Commissioner Haugen.**

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