



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, April 10, 2024 at 7:10 AM
City Hall – 38 1st Street West Dickinson, ND 58601

Commissioners:

Chairman: Jason Fridrich

Vice Chairman: Scott Bullinger

Dean Franchuk

Jo Marie Kadrmas

Troy Bosch

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 Jo Marie Kadrmas

Commissioner Troy Bosch

Commissioner Val Decker

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

Motion to approve order of business.

Motion made by Vice Chairman Bullinger, Seconded by Commissioner Kadrmas.

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

2. MINUTES

A. MARCH 13TH, 2024 MEETING MINUTES

Motion to approve minutes as presented.

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

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

3. REGULAR AGENDA:

A. PRELIMINARY MAJOR PLAT (PLP-004-2024) - Presented by: Josh Skluzacek, City Engineer/Community Development Director

To consider a Preliminary Plat for the Energy Center 6th Addition Subdivision, the Replat of Lot 1, Block 1 Energy Center 3rd Addition, located in the SE ¼ of Section 1, Township 139 North, Range 96 W, located in the City of Dickinson. The site consists of +/- 44.64 acres.

Mr. Sluzacek presents the plat request. He explains the applicant want to create five lots and a right of way dedication will add access. This is NGRC and city owned property. He goes on to speak about the roadway design which is 66' - typical street detail. They are looking to make sure truck traffic can maneuver successfully on East Villard and Energy Drive. We are looking at sewer and water to make sure it meets demands. There is sufficient capacity in the lift station. We are also working on a development agreement and that will be filed at the same time as the plat.

Andrew Schrank, Highlands Engineering is representing the applicant. He explains this is a five-lot industrial acre development. He speaks on some grant opportunities that will help pay for the road. He says the sanitary sewer would connect to the lift station, the water would run through the proposed right of way, and drainage would have block 1 to drain into tract 1. There is also a facility in south portion of block 1. He says City drainage would be managed on their own.

Chairman Fridrich opens the public hearing. There being no comment the hearing is closed.

Motion made by Commissioner Haugen, Seconded by Commissioner Decker.

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

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. RENAISSANCE ZONE TEN YEAR RENEWAL UPDATE - *Presented by: City/County Planner, Steve Josephson*

Mr. Josephson presents the renaissance zone renewal update. He presents a PowerPoint explaining the proposed updates to the Renaissance Zone. This has been heard at previous work sessions also. He asks if the commission would be in favor of a vote for the ten year renewal at next month's meeting. The commission is in favor.

B. GROUP LIVING FACILITIES PROPOSED ZONING ORDINANCE AMENDMENT - *Presented by: City/County Planner, Steve Josephson*

Mr. Josephson presents the update to the draft ordinance. He presents a PowerPoint highlighting the zoning ordinance changes. He explains that if this is approved, all it does is amend the zoning ordinance so the City can grant a SUP for a facility. He mentions there is a group that would like to start supportive housing here in Dickinson. It would provide temporary housing. There has been a meeting with Commissioners Odermann and Baer. An applicant would need to provide a business plan and prove they are a legitimate organization, and explain what services they would provide. He is asking direction from the commission to bring this forward in May for a public hearing. Chairman Fridrich questions the SUP in residential zoning, especially R1. He asks about the three month rule - Mr. Josephson says its up to the applicant to enforce that. The commission is open to a public hearing next month. Commissioner Baer is the executive director of the United Way. He says there are a lot of questions they need to work through but there is a huge need for this in our community. He believes we can make this very successful. Mr. Bosch asks if there is a facility proposed. Dr. Baer said there are a few options - they are looking at some sites. Dr. Baer says during the cold spell they housed 11 individuals at the temporary shelter. They successfully found housing and jobs for almost all those individuals. They will have better averages of how many people they would help at the next meeting in May.

7. ADJOURNMENT

Motion to adjourn

Motion made by Commissioner Kadrmass, Seconded by Commissioner Johansen.
Voting Yea: Chairman Fridrich, Vice Chairman Bullinger, Commissioner Franchuk, Commissioner Johansen, Commissioner Haugen, Commissioner Schwab, Commissioner Kadrmass, Commissioner Bosch, Commissioner Decker