



Fon Tune Alterations Special Use Permit Staff Report

To: City of Dickinson Planning and Zoning Commission
From: City of Dickinson Community Development
Date: June 3, 2026
Re: **SUP-002-2026 Fon Tune Alterations Special Use Permit**

APPLICANT

Kie Lie Mosbrucker
 Fon Tune Alterations LLC
 10679 35P Street SW
 Dickinson, ND, 58601

Public Hearing	June 10, 2026	Planning and Zoning Commission
Final Consideration	June 16, 2026	City Commission

EXECUTIVE SUMMARY

The applicant is requesting approval of a Special Use Permit (SUP) application for a home-based clothing repair and alteration business. The business would be located in an interior office and workshop of a primary residence on a 2.28-acre parcel at 10679 35P Street SW in the City of Dickinson’s Extra-Territorial Zone (ETZ). The property is zoned Rural Residential (RR).

Staff Recommendation: Staff recommends approval of this special use permit subject to conditions.

LOCATION

The properties are located within the NW1/4 of the SW1/4 of Section 32, Township 140 North, Range 95 West, City of Dickinson, of the 5th Principal Meridian, Stark County, North Dakota. The property is legally described as Lots 5 & 6, Block 1, Hafele Subdivision.

CURRENT ZONING	RR
FUTURE LAND USE MAP DESIGNATION	LOW DENSITY RESIDENTIAL
GROSS SITE ACREAGE	+/- 2.28
LOTS PROPOSED	N/A

NEARBY ZONING & LAND USE		
Direction	Zoning	Land Use
North	AG	Agricultural
East	RR & AG	Single-family residential; undeveloped
South	RR	Single-family residential; undeveloped
West	RR	Single-Family Residential

STAFF ANALYSIS

BACKGROUND

There is an existing single-family residence located at 10679 35P Street SW. The applicant has indicated there will be no significant changes to the exterior of the residence, and it will continue to be residential in appearance. Hours of operation shall be limited to normal business hours of 8AM to 5PM Monday through Saturday. Customer visits will be limited and by appointments.

CURRENT ORDINANCE REVIEW

The proposed home-based occupation is located within a RR-zoned district. Per Table 62-162-2: Permitted Uses by Zoning Districts, in the City Municipal Code, home-based business/home occupations are allowed in RR zoning upon obtaining a Special Use Permit, which is subject to a public hearing before the City Planning and Zoning Commission and approval by the City Commission.

The applicant has submitted a site plan demonstrating that all business operations would be limited to either a roughly 120-square-foot office or a 100-square-foot workspace. This 220-

square-foot section of the house is less than 30 percent of the building's 3,440-square-foot total floor area. This conforms with the regulations outlined in Sec. 62-471: Accessory uses, in the City's Municipal Code.

PUBLIC INPUT AND STAFF RECOMMENDATION

Public Input: Staff has not received any public comments regarding this proposal.

Staff Recommendation: City of Dickinson Community Development Staff recommends **approval** of SUP-002-2026 subject to the conditions listed below:

- Hours of operation shall be limited to 8:00 a.m. to 5:00 p.m. Mondays through Friday.
- Operation of the home-based business/home occupation shall be as described in this staff report as well as in the material found in Attachment A.
- The SUP approval shall expire with any change in ownership. All subsequent owners of the property shall be required to reapply for SUP approval.
- Operation of the home-based business/home occupation shall comply with all applicable City, County, State and Federal regulations.

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Planning and Zoning Commission recommend approval of **SUP-002-2026: Fon Tune Alterations Special Use Permit** as meeting all the requirements of the Dickinson Municipal Code and also 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 **SUP-002-2026: Fon Tune Alterations Special Use Permit** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare."*