



PLANNING AND ZONING COMMISSION MEETING MINUTES

Wednesday, November 15, 2023 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 Troy Bosch

Commissioner Val Decker

ABSENT

Commissioner Jo Marie Kadrmas

OPENING CEREMONIES: PLEDGE OF ALLEGIANCE

1. ORDER OF BUSINESS:

VOTES WERE NOT TAKEN FOR THIS ITEM

2. MINUTES

A. OCTOBER 18TH, 2023 MINUTES

Motion to approve minutes as presented.

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 Bosch, Commissioner Decker

3. REGULAR AGENDA:

A. REZONE (REZ-007-2023) - Presented by: City Planner, Matthew Galibert

To consider a Zoning Map Amendment from General Industrial to Public for a property legally described as the north, northwest and center portions of Lot 1, Block 1 of Energy Center Third Addition, in the Southeast Quarter of Section 1, Township 139 North, Range 96 West of the 5th P.M., City of Dickinson, Stark County, North Dakota. These two tracts have the Parcel Numbers of 41-1575-01000-101 and 41-1575-01000-102. This property is located in the City of Dickinson.

City Planner Matthew Galibert spoke on the application. The ND National Guard is being currently constructed where the city stores equipment. The city has been in contact with the National Guard to build a Public Safety Training Facility. Staff has reviewed the area and the rezone will have no impact on the area. Staff has not received public comment and recommends approval. Chairman Fridrich asks if it will just be moved from GI to Public, Mr. Galibert confirms this and explains what has taken place as of now.

Mr. Fridrich opens the meeting to the public, no one from the public is present.

I move the City of Dickinson Planning and Zoning Commission recommend approval of REZ-007-2023 as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

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 Bosch, Commissioner Decker

B. FUTURE LAND USE MAP AMENDMENT (FLM-002-2023) - *City Planner, Matthew Galibert*

To consider a Future Land Use Map Amendment from Industrial to Public/Civic for a property legally described as the north, northwest and center portions of Lot 1, Block 1 of Energy Center Third Addition, in the Southeast Quarter of Section 1, Township 139 North, Range 96 West of the 5th P.M., City of Dickinson, Stark County, North Dakota. These two tracts have the Parcel Numbers of 41-1575-01000-101 and 41-1575-01000-102. This property is located in the City of Dickinson.

City Planner Matthew Galibert speaks on the application. Staff has received no public comment and recommend approval. Mr. Fridrich asks if this is to just update the FLUM. Mr. Galibert confirms.

Mr. Fridrich opens the meeting to the public, no one from the public steps forward public hearing closed.

I move the City of Dickinson Planning and Zoning Commission recommend approval of FLM-002-2023 as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

Motion made by Commissioner Haugen, Seconded by Commissioner Johansen.

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

4. PUBLIC ISSUES OF CONCERN NOT ON AGENDA

5. ITEMS NOT ON AGENDA

6. WORK SESSION

A. HOMELESS SHELTER ZONING CODE AMENDMENT - *Presented by City/County Planner, Steve Josephson*

City/County Planner Steven Josephson presents a power point presentation that will allow for the city to approve homeless shelters. Commissioner Odermann had

approached staff last year to look into this. Mr. Josephson explains that there are people in the audience that work with the homeless and would like to provide information in regards to that.

Susan Josephson steps forward and explains she is president of the Homeless Coalition and they work to prevent homelessness. Ms. Josephson explains that she has been here since 2013 and has worked and volunteered for various organizations that address this issue. Ms. Josephson explains that since coming here in 2013 the number of homeless people have continued to increase. She explains that the only place to help homelessness is the DVRCC which is mostly for domestic violence victims. She goes on to say that CHI has received a planning grant to help with homelessness. There is an effort in Dickinson to establish a place to safely house homeless families until they can get permanent housing. The local municipal code does not allow for this kind of facility. The Homeless Coalition is asking the commission to amend this code to give people the opportunity to establish these facilities. Mr. Fridrich asks if they have identified specific properties. Ms. Josephson explains they have looked at areas and empty buildings, the members are traveling to different areas in the state to look at other homeless shelters. Mr. Fridrich asks how many beds they would need. Heather with the DVRCC states they have 28 beds now and they are at capacity and more; the homeless numbers far exceed what they have. She suggests they would need 30 beds. Ms. Josephson states they are aware that there would be concerned citizens with a homeless shelter in their area.

Mr. Josephson steps forward to present the changes to the code that would have to be amended. Shelters would be allowed in certain zoning districts with a special use permit. Mr. Haugen explains from his past experience that for what is needed there would need to be a somewhat accurate number to provide that for the law enforcement and CHI. Heather steps forward to explain there are two main databases that function across ND, one is for domestic violence and the other is for homeless. Mr. Fridrich asks if they would direct staff to put together a draft ordinance to bring forward. Mr. Josephson thanks the board and explains that they will continue to work with the Coalition and CHI.

B. DEPARTMENT UPDATES - *Presented by City Planner, Matthew Galibert*

City Planner Matthew Galibert steps forward to present the department updates and what the board can expect in the future from the Community Development department. Chairman Fridrich states that the feedback he has heard is that the process is better and moving in the right direction from years past. He looks forward to seeing what the department comes up with as a final process.

7. ADJOURNMENT

Motion to adjourn.

Motion made by Commissioner Bosch, Seconded by Commissioner Johansen.

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