

# PLANNING & ZONING MEETING MINUTES

June 15th, 2022

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## OPENING CEREMONIES AND PRESENTATIONS

### CALL TO ORDER

Chairman, Jason Fridrich, called the meeting to order at approximately, 7:10.

### ROLL CALL

#### Present Were:

**Chairman:** Jason Fridrich

**Vice Chairman:** Scott Bullinger

**Commissioners:** Troy Bosch, Scott Karsky, Val Decker, Dean Franchuk, Aaron Johansen, Mike Schwab

**Absent:** Rick Haugen

**Ex-Officio Members:** Mayor Scott Decker, City Attorney Christina Wenko, City/County Planner Steve Josephson

**Also Present Were:** Interim City Administrator Dustin Dassinger, Interim City Engineer Loretta Marshik, Building Official, Leonard Schwindt

### **I. ORDER OF BUSINESS**

Chairman Fridrich asks if there were any additions or corrections to the Order of Business. No changes to the order of business per Building Official, Leonard Schwindt.

**MOTION BY:** Scott Karsky

**SECONDED BY:** Scott Bullinger

**DISPOSITION:** Vote... Aye 8, Nay 0, Absent 1

Motion carried unanimously.

### **II. MINUTES – Meeting minutes dated May 18th, 2022**

Motion to approve meeting minutes as presented.

**MOTION BY:** Scott Bullinger

**SECONDED BY:** Troy Bosch

**DISPOSITION:** Vote... Aye 8, Nay 0, Absent 1

Motion carried unanimously.

### **III. AGENDA – ACTION ITEMS**

1. **SPECIAL USE PERMIT** - To consider a Special Use Permit up SUP-005-22 for the operation of a pre-school/daycare for 57 children in an existing home located at 1387 24th Street West, Dickinson, North Dakota 58601 and described as: Lot 12, Block 3, County Oaks Estates 2nd Addition.

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Building Official Leonard Schwindt presents the request for a group daycare. The applicant has been approved for a variance for off street parking. Ashley Rasmussen, applicant and owner of the business, and Erica Sickler are also present. They present a slideshow outlining their daycare; Inspiration Station. They would like to help Dickinson's daycare shortage; they present their vision and business plan. Neighbors are in support of the business. Troy Bosch believes this is needed and states the house is very unique; there are three rooms for childcare and one room will be the preschool. They will be hiring three employees this year, and will need seven if they reach max capacity. Mr. Karsky asks about staff parking; they are currently parking in the garage and driveway, with additional staff parking in the street.

Chairman Fridrich opens the Public Hearing.

Ryan Jilek, Stark Development is here to support the application. He feels it is important to the workforce in Stark County.

Mr. Schwindt has not received any calls from the public on this item.

The public hearing is closed.

*I move the Dickinson Planning and Zoning Commission recommend approval of SUP-005-22 Special Use Permit petition as meeting all the requirements of the Dickinson Municipal Code and being contrary to the best interest of the public health, safety and welfare.*

**MOTION BY:** Scott Bullinger

**SECONDED BY:** Dean Franchuk

**DISPOSITION:** Vote... Aye 8, Nay 0, Absent 1

Motion carried unanimously.

2. ~~**PRELIMINARY/FINAL PLAT** – To consider a Preliminary/Final Plat Hargrave Subdivision FLP-007-2022 To create one 5 acre lot for residential uses. The existing lot is a non-conforming 2 acre lot within the Agricultural Zone. The site is located at 10924 38th Street SW, in the City of Dickinson ETZ. The site is located in the NE ¼ of Section 14, Township 139 North, Range 96 West, 5th P.M., Stark County, North Dakota  
REMOVED FROM AGENDA~~
3. ~~**PRELIMINARY/FINAL PLAT** – To consider a Preliminary/Final Plat Moure Equipment Addition FLP-008-2022. To create one 37, and one 5 acre lots in the General Commercial Zoning District on 42.95-acre parcel. The site is located at the intersection of I 94 and the I 94 Business Loop East within the NE ¼, Section 1, Township 139 North, Range 96 West in the City of Dickinson ETZ.  
REMOVED FROM AGENDA~~
4. **PRELIMINARY/FINAL RE-PLAT** -To consider a Preliminary/Final Plat-Replat of Klewin Subdivision FLP-009-2022. To create one 3-acre lot in the Rural Residential Zoning District. The site is located at 3608 116th Avenue SW, City of Dickinson ETZ, Stark County, North Dakota.

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Interim City Engineer, Loretta Marshik presents the request. She states that staff has some recommendations before this goes to final approval from City Commission. The applicant must gain final approval from the City Engineer before CC. The County Recorder needs to have some input on this item, and a 911 address should be attained. She also adds that a zoning amendment will be forthcoming in July. Mr. Fridrich asks for background. Ms. Marshik states they are adjusting property lines – it is a cleanup item. She states that engineering doesn't have any concerns at this time.

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

*I move the City of Dickinson Planning and Zoning Commission recommend Approval of FLP-009-22 Klewin Subdivision Preliminary/Final Re-Plat, as depicted in Attachment A, and 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:*

- 1. The Applicant shall gain final City Engineer approval on the proposed plat prior to it being placed on a City Commission agenda for consideration.**
- 2. The Applicant shall submit the plat to the County Recorder for input and alteration of the proposed plat prior to being placed on a City Commission agenda for consideration for final approval and obtaining any approval signatures.**
- 3. The owners of lot 1 shall obtain a 911 address when plat is recorded and then post their correct 911 address on the site as directed by Stark County Emergency Management.**

**MOTION BY:** Troy Bosch

**SECONDED BY:** Scott Karsky

**DISPOSITION:** Vote... Aye 8, Nay 0, Absent 1

Motion carried unanimously.

#### **IV. PUBLIC ISSUES OF CITY CONCERN NOT ON THE AGENDA**

#### **V. ITEMS NOT ON THE AGENDA**

1. Mr. Fridrich brings up 'barndominiums'; they are not allowed in the ETZ. He would like to see them allowed in certain zoning areas with some restrictions. Mr. Karsky agrees with this. Mr. Schwindt states they have had some inquiries within their department. He adds that the Board of Adjustment has a high amount of detached structure requests. Mr. Fridrich asks if Mr. Schwindt could work on bringing a preliminary draft to the next meeting with changes to the ordinance.

#### **VI. WORK SESSION**

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**VII. ADJOURNMENT**

**MOTION BY:** Scott Karsky

**SECONDED BY:** Aaron Johansen

Adjournment of the meeting at approximately 7:33 AM

**DISPOSITION:** Motion carried unanimously.

PREPARED BY:

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Sylvia Miller

APPROVED BY:

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