

PLANNING & ZONING COMMISSION MEETING MINUTES

June 20th, 2012

OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Chairman Earl Abrahamson called the meeting to order at 7:12 AM.

II. ROLL CALL

PRESENT: Tracy Tooz, Scott Kovash, Gene Jackson, Jerry Krieg, Jason Hanson, Jay Elkin, and Earl Abrahamson

ABSENT: Larry Dockter, George Nodland

STAFF: City Planner Ed Courton, City Engineer Shawn Soehren and City Attorney Matt Kolling

STANDARD MOTIONS

1. MINUTES

A. No minutes were submitted for approval.

REGULAR AGENDA

1. REZONE PETITION -To consider a Rezone Petition from R1 to R2 for property described as a Replat of Lot 1 Less the South 110 Feet and Lots 2-6 of the Replat of Blocks 2 and 6-12 of Country Oaks Estates Second Addition, Section 28, Township 140N, Range 96W.

The applicant Gary Bullinger was not present for the rezone petition request. City Planner recommended a continuance to next month. Chairman Earl Abrahamson this item will be continued unless the applicant appeared during the meeting. At the end of the meeting the applicant was not present.

Mr. Courton explained that item #4 and #7 were removed from the agenda. Item #7 will have a rezone petition along with the preliminary petition for next month.

Tracy Tooz stated he will abstain from item #15, #16 and #17 due to conflict.

2. **PRELIMINARY PLAT** -To consider a Preliminary Plat for property described as a Replat of Lot 1 Less the South 110 Feet and Lots 2-6 of the Replat of Blocks 2 and 6-12 of Country Oaks Estates Second Addition, Section 28, Township 140N, Range 96W.

Applicant Gary Bullinger was not present for the preliminary plat request. Mr. George Nodland stated even though the applicant is not present since this is a preliminary plat petition the board could give comments and make a motion to approve or deny. Mr. Courton recommended approval but had some questions regarding the lot sizes. Mr. Courton suggested that the lot lines can be modified.

MOTION BY: Gene Jackson

SECOND BY: Tracy Tooz

To recommend Approval of the **Preliminary Plat for Replat of Block 6 of Country Oaks Estates 2nd Addition**, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare with the condition to work with City Staff regarding the lot lines.

DISPOSITION: Motion carried. (Unanimous)

3. **FINAL PLAT**- To consider a Final Plat for West Ridge 1st Addition generally described in the S ½ of Section 31, Township 140N, Range 96W.

Larry Nygaard was representing the final plat for West Ridge 1st Addition. Jay Elkin asked if 15th Street continued into Lot 1. Mr. Nygaard stated the developer does not own Lot #1 and that is why the road stops. Mr. Courton stated that the lots need to change to tracks where the storm drainage area will be on the plat since there will be no development in the storm drainage area. Mr. Courton read the seven conditions. Mr. Jackson asked if the street into Lot 1 could be dedicated. City Engineer Shawn Soehren stated it can be dedicated and that the road issue needed to get resolved now instead of later regarding Lot 1.

City Fire Chief Bob Sivak discussed the new Well Ordinance. Mr. Sivak stated there will be a 300ft easement around oil wells and it is recognizing residential occupancy as well as prior occupancies.

Mr. Elkin asked Mr. Nygaard if the development was getting completed in phases and what will be the projected dated of completion. Mr. Nygaard explained the roadway and infrastructure will be completed in 2012. The development will start in the east and move west. Mr. Nygaard explained that the development does not have any buildings within 300ft of the oil well.

MOTION BY: Jay Elkin

SECOND BY: Gene Jackson

To recommend Approval of the **Final Plat for West Ridge 1st Addition**, as depicted in the application materials, 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:

1. Prior to recordation of the plat, the road dedication of 120 foot from the centerline for the eastern roadway may be reduced if the North Dakota Department of Transportation agrees to a reduction in width.
2. Prior to recordation of the plat, the City Engineer shall approve the overall site storm water plan.
3. Prior to recordation of the plat, the City Planner shall approve the street names.
4. Prior to submittal of the Mylar, insert a signature block for County Commissioner (Not Auditor) and for the North Dakota Department of Transportation.
5. Prior to issuance of any building permits, the Development Agreement shall be approved by the City.
6. Prior to recordation of the plat, a note shall be inserted on the plat stating no habitable structures within 300 feet of the existing well site located on Lot 9, Block 1 and the plat shall depict the 300 foot radius around the well site.
7. Prior to Final Plat approval, the traffic study shall be completed and approved by the City and recommendations incorporated into the plat design to the satisfaction of the City Engineer.
8. Street dedication of 15th St W into Lot 1.

DISPOSITION: Motion carried. (Unanimous)

Chairman Abrahamson wondered if the board could continue pass the time table. Mr. Kolling recommended to continue with the time table since it was published. Mr. Jackson stated that the board is seeing more PUD's and asked if Mr. Courton could discuss and educate what exactly at PUD is. Mr. Courton explained that PUD's are a Planned Unit Development that is an overlay zone between the applicant and the City of Dickinson. A PUD allows the board to see the development in it's entirely and set conditions accordingly. Mr. Courton explained a PUD is a negotiated district that can require conditions so that the board knows exactly how it will be built. Chairman Abrahamson asked if PUD's are more time consuming. Mr. Courton stated they are more time consuming up front but less work later. Chairman Abrahamson likes the concept and thinks we need to put time restraints on development. Mr. Elkin asked how we enforce the PUD's in the future. Mr. Courton stated city staff does the enforcement. Mr. Courton continued to explain it will take more time for enforcement but the product is still better in the end.

4. **ZONING TEXT AMENDMENT CHANGE**- To consider a Zoning Text Amendment to increase the maximum height for the GC district from 45 – foot to 60-foot.

Mr. Courton explained this is a private party request. Mr. Courton has no objections to the amendment change. Mr. Nygaard explained that the West Ridge 1st Addition has 4 hotels that will be 4 stories, changing the zoning text amendment to 60ft instead of 45ft helps simplify coming forward 4 different times asking for a variance. Chairman Abrahamson asked if there would be signage on top of the 60ft building. Mr. Nygaard stated the covenants do not allow that. Mr. Courton stated rooftop signs are prohibited and if it is not

in code right now then it will be addressed right away since rooftop signage is not necessary nor good for the city.

Levi Andrus with Vogel Law Firm in Bismarck expressed opposition with the amendment. Mr. Andrus expressed seeing more character from the development and that other than the 4 hotels no other building will be that high. Mr. Andrus explained the change in the code will allow higher buildings in all GC zones.

Discussion ensued regarding the difference of 45ft building and 60ft buildings and zoning.

MOTION BY: Tracy Tooz

SECOND BY: Jay Elkin

To recommend Approval of the **Zoning Text Amendment to increase the height from 45 foot to 60 foot in the General Commercial (GC) Zoning District**, as depicted in the application materials, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

DISPOSITION: Motion carried. (Unanimous)

5. **REZONING REQUEST** - To consider a Rezone Petition from R-2 to LC for Lots 4-7, Block 1, States 3rd Addition.

Chairman Abrahamson opened the Public Hearing. Neal Messer was presenting for Messer-Schwab Construction. Mr. Messer answered Chairman Abrahamson's question regarding accessing the property, the public use of 8th St W or 23rd Ave W. Mr. Courton stated access would be prohibited from Fairway Street.

MOTION BY: Jason Hanson

SECOND BY: Tracy Tooz

To recommend approval of the Rezone Petition from R-2 to LC for Lots 4-7, Block 1, States 3rd Addition, as depicted in the application materials, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

DISPOSITION: Motion carried.

6. **FINAL PLAT**- To consider a Final Plat for Tweetens 3rd Addition generally described in the NE ¼ , Section 28, Township 140N, Range 96W.

Steve Brud with Advance Engineering represented the Final Plat for Tweetens 3rd Addition. Mr. Brud explained that Walt Smith has been before the board previously.

MOTION BY: Tracy Tooz

SECOND BY: Jay Elkin

To recommend Approval of the **Final Plat for Tweeten's 3rd Addition**, as depicted in the application materials, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

DISPOSITION: Motion carried. (Unanimous)

7. **FINAL PLAT** - To consider a Final Plat for Lamont First Addition generally described as a Replat of Lot 1, Block 1 and Lot 1, Block 2 of Lamont First Addition.

John Lawry with Lawry Engineering in Fargo represented the Final Plat for Lamont First Addition. Mr. Lawry stated they created 4 lots and dedicated and realigned Sims Street since the Preliminary Plat was submitted. Mr. Courton has some concerns regarding the storm water and read the 4 conditions. Mr. Lawry explained that the blocks are on the Plat already but will change the numbers to a darker color. Mr. Lawry asked if the roads need to be done first. Mr. Courton stated roads should be done first but we will allow that the roads need be done before any Certificate of Occupancy's or Temporary Certificate of Occupancy's will be issued.

Lyle Scott owns property to the east. Mr. Scott stated he received 2 letters and was wondering if it was the same thing. Mr. Courton stated the notifications are clear and that one letter was for the KDIX rezone. Mr. Scott wondered if the large row of trees were going to be removed and about a road by the park. Mr. Soehren stated 16th street is north of this property but is not sure when it will be constructed. Mr. Kovash stated that there has been no discussion on that particular park regarding parking.

Mr. Krieg stated the plat should have 1st Ave East not West. Mr. Tooz stated he has received a few calls regarding this development with the zoning and underwater issues. Mr. Soehren stated that storm water management will address the water issues and that is area has a high water table.

Vern Retzlaff lives on 1st Avenue East for the last 30 years and stated the big issue is the groundwater that gets backed up into the lots instead of getting onto the street. Mr. Retzlaff explained that when the Hampton Inn was being built the water was being kept in the fields and now that it is building is complete the water is able to get to the street again and the water is gone too.

Mr. Jackson asked Mr. Courton and Mr. Soehren if the board should add a condition to get Sims Street built. Mr. Courton stated again that no Certificate of Occupancy's will be issued until the road is done.

MOTION BY: Gene Jackson

SECOND BY: Jerry Krieg

I move the City of Dickinson Planning and Zoning Commission recommend Approval of the **Final Plat for Lamont First Addition**, as depicted in the application materials, 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:

1. Prior to submittal to the City Commission, a revised stormwater management plan for the plat shall be approved by the City Engineer.
2. Prior to issuance of any building permits requiring access via Sims Street, the road must be constructed and accepted by the City. Said road must be extended through the entirety of each lot.
3. Prior to submittal to the City Commission, the surveyor shall depict block numbers.
4. Tract 1 must be provided with a minimum of 20 foot access easement.

DISPOSITION: Motion carried. (Unanimous)

8. **PRELIMINARY PLAT** - To consider a Preliminary Plat for Hoerner's 2nd Subdivision generally described in the SE ¼ of Section 23, Township 140N, Range 96W.

Bob Procive with Interstate Engineering stated this subdivision adds onto to Hoerner's First Subdivision. Mr. Procive stated there is a 10ft shift in the road to try to preserve some trees that future home owners may want. Mr. Elkin stated cul-de-sacs are prohibited in the county and streets need to be paved and 80ft instead of 66ft that is on the plat.

Mr. Courton read the conditions:

- a. The interior plat road width must be a minimum of 80-foot.
- b. Remove the interior cul-de-sac and extend the road northerly to connect to 33rd Street SW.
- c. All roads shall be consistent with the City's rural roadway design standard, and the roads shall be paved and approved by the City Engineer.
- d. Prior to Final Plat approval, the property owner shall dedicate 75-feet from the centerline each county road: 33rd and 34th Streets SW.

Justin Hoerner, nephew of the land owner, explained that the development will have septic tanks and that Southwest Water is already on some of the lots.

Discussion ensued regarding Southwest Water and infrastructure.

Lonnie Neuberger wondered if there are more houses to be added onto the first subdivision and then the second subdivision was approved if there would be enough water pressure through Southwest Water. Mr. Neuberger also stated that area has a lot of clay and was wondering if the septic will be tested before approved. Mr. Courton stated we have not added conditions regarding Southwest water yet to developments. The board has discussed having something in writing but have not enforced that yet. The septic tank issue is up to state health department.

Bob Stockert lives in South East corner on a 4 acre plot. Mr. Stockert's main concern is the septic system since the area is clay.

Discussion ensued regarding enforcement on developing roadways in subdivisions and the city and county standards.

Mr. Elkin expressed that even with water, septic and roadway issues the real question is whether or not this subdivision is really needed since there are so many subdivisions that are not developed at this time.

MOTION BY: Jay Elkin
To Deny Request.

SECOND BY: Gene Jackson

DISPOSITION: Motion carried. (Unanimous)

9. **PLANNED UNIT DEVELOPMENT** -To consider the Sundance PUD for property generally described in the W ½ of Section 25 & NE ¼ , NE ¼ of Section 35, Township 140N, Range 96W.

Craig Kubas with Kadrmas Lee and Jackson explained the PUD application for Sundance Coves and Village. Mr. Kubas explained the phasing plan. Sundance Coves would be phase 1. Mr. Kubas explained the owner will install all infrastructure including a fire station. Southwest water easement will be shown on the plats in the future and the developer has already talked with the Parks Department.

Mr. Kovash stated that the Parks District will take Cash in Lieu for Sundance Cove and Land for Sundance Village.

Mr. Kubas stated there is flexibility with R1, R2, and mixed use zoning within the PUD. The Owner will create a Home Owners Association, will help staff the fire department, will remove snow for 3 years or until the 300th unit is completed and also meet with at 3rd party plan reviewer and the City.

Mr. Courton stated he has met with the developer many times and has some conditions. Mr. Courton likes that this development is on the east side of Dickinson.

Mr. Kolling stated the annexation resolution has passed for this area. Hearing to protest will be on July 10th, 2012.

Brian Bochman with Meyer Contracting stated that the Sundance Coves will have some multifamily and the Village will have R2 to allow some flexibility with the intention to have heavy R1 zoning.

Mr. Elkin stated that there is a road restriction and the developer needs to meet with the county superintendent. Mr. Kubas stated while the development is in progress there will be heavy equipment but after that it will be regular traffic. Mr. Kubas stated he will work with Al Heiser.

Mr. Jackson asked about phasing. Mr. Kubas stated Sundance Coves will be done first. Mr. Bochman explained step one will be with the coves starting in July 2012.

Devon Gimsel expressed traffic issues since 21st Street is narrow and has steep ditches.

Aaron Schmidt stated that on Friday he just found out about this project. Mr. Courton explained the city gets county addresses from the county and they are not certified. Mr. Schmidt would like to get a letter regarding the annexation.

Andy Schmidt has concerns regarding the apartment buildings and wondered if the next annexation would take his property.

Ralph Schultz was wondering if the 25th road will be next to the city and if that road will be widened.

Leslie Ross just bought 40 acres in Vaagen Subdivision. Ms. Ross asked about enforcement. Ms. Ross asked if she would have to pay specials in the future for this development. Ms. Ross wondered if this area could get water because is not able.

Mr. Elkin stated the developer must meet with county engineer and county road superintend regarding roads. Mr. Soehren stated that the city would be looking at upgrading 25th. Mr. Courton stated city services will not extend east of this development. Mr. Courton does not foresee annexation further to the east. Residents to the east would not have to pay specials.

Mr. Tooz abstained from voting since he owns 60 acres across the road.

MOTION BY: Jay Elkin

SECOND BY: Scott Kovash

To recommend Approval of the **Rezone from Ag to Planned Unit Development for Sundance**, as depicted in the application materials, 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

1. The Planned Unit Development (aka "PUD") shall be in substantial conformance at all times with the file materials described as Exhibit "A", including illustrative maps.
2. Prior to Final Approval of the PUD, the City shall review and approve the Planned Unit Development Plan described as part of Exhibit "A".
3. The PUD shall remain in substantial compliance with the time building tables described in the Planned Unit Development Plan.
4. The developer shall be bound to the referenced items described in the May 11, 2012 letter from Paul Meyer. The items listed therein shall be incorporated as part of the application materials.

5. The Sundance Village illustrative map shall be revised to include definitive zoning district boundaries and approved as part of the adopting ordinance.
6. Prior to any activity on-site, the developer shall submit a stormwater management plan for review and approval by the City.
7. Prior to Final PUD approval, the City Engineer shall determine roadway dedications from the centerline of the roads abutting the property and each dedication must be depicted on the site plan included in the application materials and the Planned Unit Development Plan.
8. Prior to Final PUD approval, the illustrative site plan shall depict Southwest Water District's water easement.
9. Prior to any activity on-site, the developer shall submit a detailed landscape and site amenity plan for review and approval by the City Planner. Once approved by the City Planner, said plan shall be included in the Planned Unit Development Plan.

DISPOSITION: Motion carried. (Unanimous)

10. **PLANNED UNIT DEVELOPMENT** -To consider a PUD for property described as a Tract of Land located in the E ½, SW ¼ of Section 9, Township 139N, Range 96W.

Deanna Ellis with Rolling Hills Development stated this PUD is located at State Ave and 8 Street SW. It is approximately 30 acres within city limits. The development will keep some natural terrain. The development will have a club house, BBQ/fire pits and trails for walking or biking.

Mr. Courton concurs with Deanna. Mr. Courton expressed he has met with the developer several times before. Mr. Courton commends working with the natural terrain with the property.

Ms. Ellis requested further clarification on conditions #4 and #7. Ms. Ellis asked if they developer would change their name to a ND name if that would be approved. Mr. Courton stated he had no issues with that as long as it was the same developer. Ms. Ellis asked if item #7 could be modified to 50% done instead of all done in 2 years. Discussion ensued regarding what percent done in how many years and if the city is allowing too many R3 zones.

MOTION BY: Tracy Tooz

SECOND BY: Jay Elkin

To recommend Approval of the **Rezone from R1 to Planned Unit Development for the Rolling Hills Development**, as depicted in the application materials, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare. And to include all 8 conditions with amending #7 to 3 years instead of 2 years.

1. The Planned Unit Development (aka "PUD") shall be in substantial conformance at all times with the file materials described as Exhibit "A".

2. Prior to Final PUD approval, the City Engineer shall determine roadway dedications from the centerline of State Avenue and 8th Street SW and each dedication must be depicted on the site plan included in the application materials and in the Planned Unit Development Plan.
3. Prior to Final Approval of the PUD, the City shall review and approve the Planned Unit Development Plan described as part of Exhibit "A".
4. The PUD expires with a change in ownership. The established owner is Bluffs Communities, LLC.
5. Prior to any activity on-site, the developer shall submit a stormwater management plan for review and approval by the City.
6. Prior to any activity on-site, the developer shall submit a detailed landscape and site amenity plan for review and approval by the City Planner.
7. All twenty-one (21) buildings and site amenities must be completed and each building must obtain a certificate of occupancy within three (3) years of the execution of this PUD entitlement or the PUD shall expire and the remaining property shall be rezoned to R1 through the City's rezoning procedures.
8. Prior to Final PUD approval, the Fire Department shall approve the interior access roads relative to road width and turning radius for emergency vehicles.

DISPOSITION: Motion carried. (Unanimous)

11. **PRELIMINARY PLAT** -To consider a Preliminary Plat for Sundance Village generally described in the NE ¼ , NE ¼ of Section 35, Township 140N, Range 96W.

Craig Kubas with Kadrmas Lee and Jackson explained the Sundance Village Preliminary Plat. (2) streets with 40ft and all others will be 32ft wide. All public areas will part of lots and blocks to easily identify. 15ft wide trails will connect the subdivision.

Mr. Bochman stated the developer will be working with the Parks District and the parks will be a public space.

Mr. Courton stated any areas maintained by the HOA must be called a tract.

Mr. Elkin wondered about the (2) different size streets and asked if that is ok.

Mr. Soehren stated that request is being looked at and that it would only allow parking on 1 side of the street.

Mr. Kovash stated the Park District will be looking at a big chunk of land.

Mr. Jackson expressed that park is usually on preliminary plats but it is not on this plat. Mr. Jackson stated that the Sundance Coves may be ready to approve but the Village may not be ready to approve yet. Mr. Jackson wondered if the board could approve the Preliminary Plat and then state will see the final plat in 2 months.

Discussed ensued.

MOTION BY: Jay Elkin **SECOND BY:** Scott Kovash

To recommend Approval of the **Preliminary Plat for Sundance Village**, as depicted in the application materials, 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 and the blessing with city engineer and city planner:

1. Prior to Final Plat approval, the City Planner shall approve the street names.
2. Prior to Final Plat approval, the City Engineer shall determine roadway dedication(s) from the centerline of each abutting road and said dedication(s) shall be depicted on the plat.
3. Prior to Final Plat approval, the Southwest Water District's waterline easement shall be depicted on the plat.
Prior to recordation of the plat, the document titled, "Declaration of Protective and Restrictive Covenants for Sundance Subdivisions" shall be reviewed and approved by the City prior to recording the document.
4. Prior to Final Plat approval, the City Engineer shall review and approve all roads including but not limited to road widths, configuration and overall design.
5. Prior to any activity on-site, the developer shall submit a stormwater management plan for review and approval by the City.

DISPOSITION: Motion carried (Unanimous) Mr. Tooz abstained.

12. **PRELIMINARY PLAT** -To consider a Preliminary Plat for Sundance Coves generally described in the W ½ of Section 25, Township 140N, Range 96W.

Craig Kubas with Kadrmas Lee and Jackson stated Sundance Coves will be 40 acres. There will be a 40ft right-of-way on 25th Avenue East. Smaller lots on the east side. The Private Street shown on the Plat will be a driveway that will access several townhomes. There will also be (2) apartment buildings.

Mr. Courton stated he has attached 8 conditions after extensive discussions with the developer.

Kevin Gisle wondered what the plan was to control traffic at 21st Street and 25th Avenue.

Mr. Soehren stated that it may be a stop sign or may need to redesign the intersection for traffic signals. The city will do a traffic study if warranted.

MOTION BY: Scott Kovash **SECOND BY:** Jerry Krieg

To recommend Approval of the **Preliminary Plat for Sundance Cove**, as depicted in the application materials, 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:

1. Prior to Final Plat approval, the City Planner shall approve the street names.
2. Prior to Final Plat approval, the City Engineer shall determine roadway dedications from the centerline of each abutting road and said dedication shall be depicted on the plat.
3. Prior to Final Plat approval, the Southwest Water District's easement shall be depicted on the plat, if applicable.
4. Prior to recordation of the plat, the document titled, "Declaration of Protective and Restrictive Covenants for Sundance Subdivisions" shall be reviewed and approved by the City prior to recording the document. .
6. Prior to Final Plat approval, the private road must be removed and dedicated to the City.
7. Prior to Final Plat approval, the City Engineer shall review and approve all roads including but not limited to road widths, configuration and overall design.
8. Prior to any activity on-site, the developer shall submit a stormwater management plan for review and approval by the City.

DISPOSITION: Motion carried. (Unanimous) Tracy Tooz abstained.

13. **REZONE PETITION**- To consider a Rezone Petition from AG to LI for I-94 Industrial Park 2nd Addition generally described in the NE ¼ of Section 6, Township 139N, Range 95W.

Andrew Schrank with Highlands Engineering stated this is for the 3rd addition. Mr. Schrank stated adding industrial areas.

MOTION BY: Jerry Krieg **SECOND BY:** Jay Elkin

To recommend approval of the **Rezone from Ag to LI Plat for I-94 Industrial Park 2nd Addition**, as depicted in the application materials, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare.

DISPOSITION: Motion carried. (Unanimous)

14. **PRELIMINARY PLAT**- To consider a Preliminary Plat for I-94 Industrial Park 2nd Addition generally described in the NE ¼ of Section 6, Township 139N, Range 95W.

Andrew Shrank with Highlands Engineering stated the Street will be paved.

Mr. Courton read of conditions.

MOTION BY: Jay Elkin

SECOND BY: Scott Kovash

To recommend Approval of the **Preliminary Plat for I-94 Industrial Park 2nd Addition**, as depicted in the application materials, 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:

1. Prior to Final Plat approval, a detailed stormwater management plan shall be approved by the City.
2. Prior to issuance of any building permits, the roads design shall be approved and paved to the satisfaction of the City Engineer.
3. Prior to Final Plat approval, the property shall be rezoned from Agriculture to Light Industrial.
4. Prior to Final Plat approval, the road shall be designed to meet adequate emergency vehicle turnaround in or around the terminus of the road to the satisfaction of the City Engineer and Fire Department.

DISPOSITION: Motion carried. (Unanimous)

10. OTHER BUSINESS

Planning and Zoning Commission's next workshop will be on February 14th, 2012.

11. ADJOURNMENT

There being no further business to discuss

MOTION BY: Scott Kovash

SECOND BY: Jason Hanson

To adjourn meeting.

DISPOSITION: Motion carried.

PREPARED BY:

Melissa Gjermundson

APPROVED BY:

Ed Courton