

## **PLANNING & ZONING COMMISSION MEETING MINUTES**

**September 21, 2011**

### **OPENING CEREMONIES AND PRESENTATIONS**

#### **I. CALL TO ORDER**

Chairman Earl Abrahamson called the meeting to order at 7:10 AM.

#### **II. ROLL CALL**

**PRESENT:** Nancy MosBrucker, Tracy Tooze, Scott Kovash, Gene Jackson, Jay Elkin, and Earl Abrahamson

**ABSENT:** Jerry Krieg, Jason Hanson and Larry Dockter

**STAFF:** Ed Courton, City Planner and Matt Kolling, City Attorney

### **STANDARD MOTIONS**

#### **1. MINUTES**

Minutes of the August 17, 2011 regular meeting submitted for approval.

**MOTION BY:** Tracy Tooze                      **SECOND BY:** Nancy MosBrucker  
to approve minutes of the August 17, 2011 regular meeting.

**DISPOSITION:** Motion carried.

### **REGULAR AGENDA**

- 1. SPECIAL USE PERMIT** – To consider a request from Target Logistics for a 600-room Crew Camp Facility located westerly +/- 2/10 of a mile from the intersection of 21<sup>st</sup> Street West/State Avenue and northerly of 21<sup>st</sup> Street West.

Chairman Earl Abrahamson opened the Public Hearing. Joe Murphy, President of Target Logistics, as well as Travis Kelly, the North Dakota representative for Target Logistics and Brad Archer, Stan Catt and Daniel Hanshue. Mr. Murphy gave a short report of Target Logistics operations. It was founded in 1978. They currently operate 2500 beds in North Dakota. They follow all North Dakota codes to the highest standard and are in compliance in all communities they serve. He said there is a great deal of movement to Dickinson and they want to be a solid partner in support of the Dickinson Community.

Mr. Kelly provided specifics of the proposed Dickinson location. They have an offer to purchase the entire property. They feel the location is best because of its

proximity to utilities, access and discrete location. It is the best overall site Target looked at. It will be a 600 room lodge, single occupancy rooms, on ten acres with landscaping, onsite security and fencing around the facility. They will provide a recreational facility and full dining service serving three meals per day. He shared pictures of how the camp will lay out. They will comply with all North Dakota modular codes to have minimal impact on the community. They have a commitment to return the property to its original use and he said they are proud of that commitment. The units are built off site to be moved on site to be moved away later and the land restored to its natural condition afterward.

Gene Jackson stated the Special Use Permit will be given a time limit and asked how long they expect to serve the Dickinson Community. Mr. Murphy stated it is impossible to know but they will ask for two years, but if demand to the Dickinson area remained strong, they would seek an extension. He said they would stay as long as necessary but feels the original commitment will be three to five years.

Chairman Abrahamson asked about the residents of the camp. Mr. Murphy explained Target Logistics will sign a three year contract with the employer of those utilizing the camp. They primarily market to Fortune 500 companies. He said they don't deal directly with the residents and the facility is not for transients. It is not a hotel operation where someone can stay two to five nights. Mr. Murphy said the camp would take pressure off those looking for long term housing and well as the hotel/motel rooms in the area. He added that oil companies do not require their employees to reside within the man camp. They are free to purchase homes or rent elsewhere. Mr. Abrahamson also asked what will be the code of conduct and how will these individuals be able to interact and participate with events going on within the community or surrounding area such as hunting and fishing. Mr. Murphy explained that the City of Williston recently celebrated the 60<sup>th</sup> anniversary of oil discovery in North Dakota. He said Target Logistics was a sponsor of the event. He said they fed over 10,000 people.

Jay Elkin stated the camp is needed in the area but questioned how they will handle traffic with 600 shift workers. Mr. Murphy stated the anchor tenant will provide a busing program as they currently supply in Williston and Tioga. The buses will take the safest, cleanest route and 90% of the workers will use their buses rather than private vehicles. The exception being supervisors who need their vehicles at the site. The oilfield industry is a 24 hour per day operation and the lodge facility accommodates their operations. The peak times are 7:00 AM to 7:00 PM. Mr. Elkin also asked if anyone lived on the Filipi farmstead and how they felt about it. Tracy Tooz stated the house is occupied and they are okay with the camp.

Chairman Abrahamson questioned if the external lighting would be too bright. Mr. Kelly stated the design is to provide sufficient light for the camp. He stated lighting of the camp is necessary for safety and to comply with insurance requirements.

Members from Target Logistics stated they were grateful for the opportunity to partner with the community and agreed with Mr. Elkin that the camp is needed in Dickinson.

Mike Maus representing ten property owners in the area stated their opposition to the lodge. The main reason for the opposition is the location. He said he represented these same clients two months ago in opposition to the truck facility. His clients are concerned with misuse of the Special Use Permit and they don't want Dickinson to look like Watford City or Williston. Mr. Maus shared pictures taken of the crew camp facilities from Williston saying it doesn't add to the city's aesthetics. The pictures showed campers, porta potties and trucks parked within the camp. He questioned why they provide only 320 parking spaces for the 600 units. He noted that cross country runners from DHS and DSU train running down State Avenue to the north. He asked about drainage from the north and east and how it would be controlled. He asked how they will control drugs and alcohol as it will be an open camp and they will be providing for more than one company. He asked about providing city services and asked if they will be annexed first or have the services first. He stated that the city will obtain \$400.00 per unit per year and hopes the Planning and Zoning Board is not just looking at this as a source of revenue.

Lloyd Schnaidt, T J Herauf, representing his mother, Nancy Herauf and his brother, Bill Herauf, Kurt Ridl, representing his mother, Dorothy Ridl, his sister, Josanne Lupo and his brothers Arthur and Keith Ridl, Jan Prchal, Mike Rivinius, and Dean Kubas, land owners in the area all spoke in opposition of the location chosen for the crew camp. Issues discussed included traffic and safety, lighting all night, reduced property values, dust from increased traffic, condition and width of existing roads connecting to the crew camp, using an area which could potentially be the next big development for either retail or residential. They were also concerned that this could potentially grow to a much larger man camp. All who spoke were not opposed to the concept of the crew camp, but were very much opposed to the location. Some said they liked what they heard from Target and agreed that we need man camps to help alleviate the housing shortage and high rents for the area but felt this is definitely the wrong location. Some thought Fryburg would be an excellent location for the camp, others said to put the camp in a commercial or industrial district. Many thought if Williston and Watford City could do it over, they would do things differently. They felt we should learn from them. Dennis Hulsing stated he sold land to Jan Prchal so doesn't have an interest in this area but asked the commission to slow down.

Doug Sullivan, Superintendant of Schools stated the school district owns land to the east of the proposed camp. He said the department has seen an increase in enrollment but not as much as they expected as many of the low income families have moved away from Dickinson. He said within two years they will be out of classroom space and have to make decisions to prepare for that outcome. He

also stated concerns with traffic if a new school were to be built near the area. He stated 600 people is larger than many North Dakota towns, adding there will be deliveries of food and supplies on a daily basis. Mr. Sullivan asked the Board to be careful to allow the man camp in the right area for the entire community.

Galen Baker, Executive Vice President for Stark Development stated they discussed the crew camp facility yesterday. He said the opinion of the board was this is the wrong location. He added it will be more than two years until the roads are paved for the crew camp but the location will generate a significant amount of traffic as soon as it's occupied. He agreed that the crew camp facility is necessary to moderate the cost of housing in Dickinson but feels it would be better located in the North Industries Subdivision. Gene Jackson asked if he was speaking for Stark Development or giving his opinion. Mr. Baker stated it was the consensus in the room, but not a resolution.

Joe Murphy asked to clarify or address some of the points made. He said he feels their heartfelt opposition but feels it may be based on some misconception or rumor. He said the Special Use Permit is for 600, not up to 6000. He said this is not an open camp. It is only for long term stays which are attached to a corporate client. To address the number of parking spaces, Mr. Murphy stated most workers fly in for their scheduled work days and fly home for their days off so they don't have personal vehicles here. He said he didn't see the pictures offered by Mr. Maus but if there are porta potties or trucks, they are temporary during the construction.

Gene Jackson stated there is a need for the crew camp in Dickinson. These workers need accommodations and we don't want to put up buildings (apartments or homes) for those who won't be here in ten years. He feels a crew camp would take pressure off the increasing rents and housing prices. Mr. Jackson added no matter where we look to put the camp, this room will be filled. He said there is no perfect location. He said we are fortunate to have Target interested in coming to Dickinson. He said the pluses of being within the city limits include being on city services as well as managing the camp. The question comes down to location. Mr. Jackson stated he feels the NW quadrant is the wrong area. He sees this area developing as residential and light commercial. He said he feels a crew camp would spoil the quadrant as it would be unlikely a developer or builder would choose to build next to a crew camp. While Mr. Jackson said he feels there would be increased traffic from the crew camp, 100 homes or apartments would have a bigger impact. He said the city is working hard to manage this growth and are working to develop a truck by-pass to help with some of the traffic issues. Jackson stated he would vote against the camp because of the location.

Jay Elkin agreed. He said we need Target and we need a man camp but it needs to compliment the area. Streets and safety are also a concern. The streets are not designed to handle the traffic at this time.

Scott Kovash also agreed. He also recognized the need for the camp but agreed this area will be the next development area and it is not appropriate for a crew camp.

Chairman Abrahamson stated he grew up in a man camp called Tioga. He said oil people are no different than we are. They are hard working people. He agreed that Target presented a good product but the location is wrong.

City Planner Ed Courton stated the Special Use Permit is for the entire 58 acres but it would be limited to what was submitted today. They would be required to pave the access road and parking lot. He said it is difficult to find land in the commercial and industrial zones. There is little space available for the number of rooms necessary. Mr. Courton said he appreciates the comments as this is a complex issue. He said it would be detrimental to overbuild for temporary workers which is causing increased rents and high housing costs. Once the work is complete and workers leave, we'll see a drop in property values and foreclosures. He said he feels Target proposed a good transportation plan and we could condition the permit to require the bus route and prohibit routes on the gravel roads. Mr. Courton stated he stands by his staff report and recommend approval.

**MOTION BY:** Gene Jackson                      **SECOND BY:** Jay Elkin  
To recommend denial of the Special Use Permit for a 600 room Crew Camp Facility.

**DISPOSITION:** Motion carried.

Gene Jackson stated there will be people watching this public hearing on TV saying these are good discussions we need to hold as a community. He wanted to go on record stating staff is doing a good job of shepherding us through this growth.

Chairman Abrahamson agreed stating we have had more discussion in a short time than Williams County has ever held. He added that Target Logistics can appeal this recommendation to the City Commission if they choose.

Jay Elkin left the meeting at 8:30 AM.

2. **FINAL PLAT** – Southview Homes 2<sup>nd</sup> Addition – Parcel A, Southview Homes Addition located north of 6<sup>th</sup> Street SE and west of 9<sup>th</sup> Avenue SE in Section 10, Twp 139N, Rge 96W containing +/- 23 acres.

Chairman Abrahamson opened the Public Hearing. Matt Cotterman with C & H Engineering and Surveying presented the plat on behalf of the owner. This will

be a 76 lot subdivision for single family permanent homes. He said they will continue the grid pattern with the R2 zoning.

City Planner Ed Courton stated he will ask for a non-access easement on the east side for Lots 13 and 16 which abut 9<sup>th</sup> Avenue SE to prevent access onto 9<sup>th</sup>. Mr. Cotterman stated the applicant is aware of the stipulation and the drawing will be modified to reflect the change before submission to City Commission.

City Attorney Matt Kolling questioned if the entire plat is zoned R2. Mr. Courton clarified the entire tract is zoned R1 including the larger lots. He stated they may come back for a rezone at some point. Chairman Abrahamson questioned the size of home noting the small lot sizes. Mr. Cotterman stated the homes will be 2000 to 3000 square feet.

**MOTION BY:** Nancy MosBrucker      **SECOND BY:** Tracy Tooz  
To recommend approval of the final plat to the City Commission.

**DISPOSITION:** Motion carried.

**3. PRELIMINARY PLAT AND REZONING** – BK Subdivision Preliminary Plat and rezoning from AG to R1, GC and LI – lying in the NW¼ Section 15, Twp 140N, Rge 96W and situated easterly of Hwy 22 containing +/- 15 acres.

Chairman Abrahamson opened the Public Hearing. Don Schmelling with Continental Real Estate representing the Bob and Angie Kadrmass Estate presented a handout showing the proposed zoning for the tract. Mr. Schmelling stated the 123 acre tract will be rezoned for multi-use. From a realtor standpoint this zoning is to the highest and best use. Mark Swenson with Highlands Engineering stated they wish to continue the commercial zoning allowed for Mountain West, Miller Insulation and Sackman Electric along Hwy 22. They are looking for RR zoning for the four acres which buffer the Kralicek Subdivision. He added they are proposing to close the 50' right-of-way except for access to the RR zone. Gene Jackson suggested they may want to vacate that right-of-way. Chairman Abrahamson agreed stating they should follow the public process. If it remains, it could become something negative if the industrial traffic from Green River Estates starts driving through there. Tracy Tooz asked if they wanted to keep the 50' as a buffer and do away with the residential zone by changing Lots 6, 7, 8 and 9 to a commercial use and keep the access. Mr. Swenson stated they would propose the ideas to the landowner. Gene Jackson stated if he lived in Kralicek's he would rather have the residential zone. Tracy Tooz said he understands that view but feels we're not being consistent with buffers. Jackson said he feels the developer is giving up something by making those residential lots. Mr. Schmelling said they are saleable lots as residential and they have received calls on them from people who want to keep horses.

Mr. Jackson also questioned the rezoning to industrial along the Hwy 22 corridor. Mr. Schmelling stated the surrounding zoning is all industrial with Green River Industries Subdivision to the east, to the north is all industrial and the west side of Hwy 22 is also industrial. He stated it is the best use and there is definitely a demand. He said he does have offers to purchase pending the rezoning. Tracy Tooze asked for clarification on the industrial zoning to the north. Mr. Courton stated it is GC along the corridor with the industrial pushed inward. Chairman Abrahamson asked if this conflicts with our thoughts on the Hwy 22 corridor. Mr. Courton stated he opposed the industrial zone at the sketch plat stage and he still does today. He said highest and best use may only be for today, but we also need to consider the future. He said we need to preserve the corridor as it will give a negative impression to allow all industrial along the highway. He agreed industrial zoning is needed but would rather see it pushed inward at least a quarter section. He would rather see AG or Commercial along the highway. Tracy Tooze stated his opposition to the industrial zone along the corridor. He also expressed concern with the residential zone in the middle. Mr. Jackson said there has been concern with zoning along the Hwy 22 corridor for a long time and we need direction on what's left. The land use is pretty well established with industrial on all four sides but he wants to see the industrial zoning perpendicular to the highway rather than parallel. He said he is also troubled by the three residential properties abutting the development. He stated his desire to keep commercial zoning adjacent to the highway rather than allow industrial zoning.

Gene Jackson asked for clarification. We are discussing a preliminary plat and a rezone to R1, GC and LI. Mr. Schmelling stated he meant for the request to be RR and GI. City Attorney Matt Kolling stated we would have to re-advertise for the RR and GI zones. Mr. Schmelling stated he would still like to request to rezone to GI as all the properties surrounding are industrial including Power Fuels, Oxy, Solar Bee, Halliburton, and Baker Hughes. Mr. Jackson explained that we want to change the view so there isn't industrial all along the corridor. He added there is general commercial and light industrial along the highway for some of the larger businesses to allow for their offices and the industrial use is pushed back from the highway. Mr. Schmelling said it seems like the board is singling this parcel out in opposition of the industrial zoning. City Planner Ed Courton stated it was mentioned at the sketch that the city has started a Comprehensive Plan and we may need to make some changes in the interim based on infrastructure and public comments. He said he would be comfortable if the LI were removed from Lot 1, Block 1 and Lots 5, and 6 were general commercial and Lots 7, 8 and 9 were rural residential for a transitional area. Tracy Tooze suggested another alternative would be to simply change the 1<sup>st</sup> 600' easterly to GC, then LI, then GI to create a buffer along the south side as long as we are consistent. Mr. Courton stated he would have no objection as long as the zoning follows property lines or roads so we know where the zoning changes start and end. He added Baker Hughes and Halliburton have larger lots so they didn't follow the lot lines. Mr. Jackson stated Ms. Leeds doesn't own the parcel on the highway so they can't request that zoning change but he likes Mr.

Courton's suggestion. City Attorney Matt Kolling stated the board can still approve the Preliminary Plat and bring the zoning change with the Final Plat next month.

The zoning change expected was clarified to be Lot 1, Block 1 – GC; Lots 5-6, Block 2 – LI; Lot 7, Block 2 – LI; Lot 8, Block 2 – GC; Lots 10 and 11, Block 3 – CG; Lots 6-9, Block 3 – RR and Lots 1-5, Block 3 – GI. Mr. Schmelling said that seems fair but asked if LI could be considered for Lot 1, Block 1. Mr. Courton stated he is opposed to the LI zone along the corridor. He said he has seen the plan for the Oxy building and it is more office in nature along Hwy 22 similar to the Baker Hughes office along the corridor with the industrial use pushed back.

Neal Messer of Continental Real Estate asked to comment on some of the concerns expressed. He asked that rather than dealing with the corridor that the board deal with the demand and the demand is for industrial property. He said part of the discussion needs to include demand. We don't want to see vacant property because it was zoned incorrectly. He said because of limiting industrial zoning along Hwy 22, it has pushed north into Dunn County. There is a new industrial development in Dunn County which is 80% sold. He said it is hard to dictate land use to a land owner.

Gene Jackson stated there is also the issue of paving streets. He said the City Commission will require a development plan which will require paved streets and doesn't want this to be a surprise to the developer. Mr. Courton agreed stating he and the City Engineer and the Country Road Superintendant are already leaning that direction that all subdivisions within the ETZ should be paved although there is not policy in place. The concept is that someday these subdivisions will be in the city limits. Mr. Courton agreed and said he believes the City Engineer Shawn Soehren would concur. He said they should come up with a policy and it would be fair to let the applicant know what will be expected.

**MOTION BY:** Gene Jackson

**SECOND BY:** Scott Kovash

To recommend approval of the preliminary plat with the zoning changes to come back with the final plat.

**DISPOSITION:** Motion carried.

**4. PRELIMINARY PLAT AND REZONING** – Industrial Park Subdivision Section 16 Preliminary Plat and rezoning from AG to LI – lying in NE¼ Section 16, Twp 140N, Rge 96W and situated easterly of Hwy 22 containing +/- 84 acres.

Chairman Abrahamson opened the Public Hearing. Don Schmelling of Continental Real Estate presented the preliminary plat on behalf of the Bob and Angie Kadrmas Estate. This property is on the west side of Hwy 22 behind Solar Bee. He stated he is asking for GI zoning rather than LI. He said it is off the



corridor just east of Stallion Oil and is surrounded by industrial zoning. City Planner Ed Courton stated he could recommend approval of the GI zone.

Gene Jackson questioned the drainage because of the long street which may be a half mile long. Mark Swenson of Highlands Engineering stated there is a drainage easement in Lots 5 & 6 and a general slope from south to north. He added each property owner would have to submit a storm water plan for drainage to the city when applying for a building permit.

**MOTION BY:** Tracy Tooz                      **SECOND BY:** Gene Jackson  
To recommend approval of the preliminary plat.

**DISPOSITION:** Motion carried.

**5. PRELIMINARY AND FINAL PLAT AND REZONING** – Koch's Meadow Hills Second Subdivision and rezoning from AG to R1, R2 and R3 – lying in the NW¼ Section 28, Twp 140N, Rge 96W containing +/- 15 acres.

Chairman Earl Abrahamson opened the Public Hearing. Harvey Schneider from Toman Engineering and developer, Mike Koch were present to discuss the plat. This is phase 2 and 3 on the original master plan containing four blocks and 34 lots. The zoning requested is Lots 1-10, Block 1 to be R1; Lots 1-6, Block 2 and Lot 6, Block 3 to be R3, Lots 1-5 and Lots 7-12, Block 3 to be R2 and all of Block 4 to be R2. Mr. Schneider explained this phase has already been annexed to the city along with the 1<sup>st</sup> phase. Access will come from 10<sup>th</sup> Avenue West and the continuation of 12<sup>th</sup> Avenue West. The infrastructure will come from 12<sup>th</sup> Avenue West.

Mr. Schneider stated that on Friday they received an offer from another developer to purchase all of Block 2 along with a portion of the adjacent land to the north. He stated that rather than plat Block 2, they wish to remove it from the plat. He said a new layout will be coming from the new developer. City Planner Ed Courton said you can reduce what you propose but cannot increase so he would not have a problem with the request. Mr. Courton stated that as mentioned at the sketch plat, the master plan is not an approved plan. He stated he would like to see a preliminary plat for the rest of the phases and then bring in finals for each phase. Chairman Abrahamson asked for clarification that Block 2 will be removed and added to Koch's 3<sup>rd</sup> Subdivision and that there will be no rezoning for Block 2 today either. Mr. Schneider concurred.

City Planner Ed Courton said we had asked for a non-access easement along 10<sup>th</sup> Avenue West at the sketch plat. Mr. Schneider stated it will be indicated on the final plat.

Mr. Courton stated a letter was received from Cline Production concerning encroachment on the pipeline easement. Mike Maus representing Fred Cline

stated his clients concern with the pipeline in the residential district. Mr. Maus stated that the minutes from March 16, 2011 required filing a separate document stating there could be no trees or buildings in the easement and that a berm or swale would be created to protect the properties if there was ever a pipeline leak. He said they have cut into the easement and now the leak wouldn't come to the surface but would run into the subdivision. Mr. Schneider stated the easement was placed on the plat and recorded at the Court House. He said he doesn't believe they cut into the easement; they created a swale and cut on the proposed road. He said he would double check. He added that the covenants were filed at the Court House as required by Planning and Zoning. Gene Jackson stated specific requirements were placed on the pipeline easement and they need to be followed. He said he would hope staff would not issue building permits until the requirements are followed. Mr. Courton said he researched the minutes and the berm was discussed but not placed as a condition so enforcement would be difficult but agreed the potential property owners need to be aware that it exists. City Attorney Matt Kolling stated he has not looked back at the minutes but agreed that if the easement is recorded on the plat enforcement is not at the city level.

Mr. Schneider also asked if we could approve a sketch plat on Koch's 3<sup>rd</sup> Subdivision to avoid one meeting. He was told that the sketch plat can be reviewed by Mr. Courton and does not have to come to the Planning and Zoning Board for approval. Gene Jackson asked if phase three goes all the way to 34<sup>th</sup> and if they are planning to have commercial zoning along 34<sup>th</sup>. Mr. Schneider stated that is correct and it has not changed from the original proposal. Mr. Jackson stated we will need to discuss the zoning coming from Hwy 22 for two miles west.

Mike Koch stated he talked with James Kramer from the Park District and they've agreed to take cash in lieu of land for the first three phases. He said they will then review the master plan to look at taking land. Scott Kovash stated he was aware that the Park District would take cash for the first two phases but was not aware that would include phase three. He said he'll take it to Mr. Kramer but they don't want to reduce the percentage of land they'll get by taking cash on the third phase.

Gene Jackson stated he had no problem with Koch's Meadow Hills Second Subdivision and the reduction of the plat or the rezoning but stated he didn't think the third phase would go as quickly and they had hoped. He asked if the plat and rezone could be in the same motion. Attorney Kolling stated it could.

**MOTION BY:** Gene Jackson

**SECOND BY:** Tracy Tooze

To recommend approval of the revised final plat of Koch's Meadow Hills Second Addition and the rezoning as discussed. Block 2 would be removed from the plat and rezone would be limited to the plat boundaries.

**DISPOSITION:** Motion carried.

6. **REZONING REQUEST** – To consider a rezoning request from R2 and R3 to R1, R2 and CC for the Diamond Acres Subdivision. The property is situated southerly of 21<sup>st</sup> Street East and westerly of 10<sup>th</sup> Avenue East on +/- 105 acres.

Chairman Abrahamson opened the Public Hearing. Petitioner Dave Kitzan stated they wish to rezone due to the shortage of commercially zoned properties. City Planner Ed Courton concurred. He stated he receives calls concerning commercial lots on a weekly basis. Lot 1 is the only commercial lot with access from the frontage road.

**MOTION BY:** Tracy Tooz                      **SECOND BY:** Nancy MosBrucker  
To recommend approval of the rezoning request.

**DISPOSITION:** Motion carried.

7. **SPECIAL USE PERMIT** – To consider a request from Marquis Property to construct and operate a general office in an R3 zoning district on the property described as Lots 1-3, Block 1, Country Oaks Estates 2<sup>nd</sup> Addition.

Chairman Abrahamson opened the Public Hearing. Petitioner Dave Kitzan stated this was brought to the board several months ago and he is now presenting a more detailed plan. He stated there would be approximately 60 people working in an office environment with approximate hours of 8:00 AM to 5:00 PM weekdays. He said he wasn't sure of weekends but felt it wouldn't be full staff. He said the parking lots would have outside lighting but it shouldn't affect adjacent property owners. Gene Jackson stated lighting is important. City Planner Ed Courton suggested putting in the motion to limit the height, require lower light and pointing the light inward on the parking lot.

Mr. Ed Courton stated his only objection is the access from the north via Country Oaks Drive. He stated he feels access from Prairie Oak Drive and 21<sup>st</sup> Street is sufficient. He proposed to remove the north access driveway. Kitzan stated it would be removed.

**MOTION BY:** Nancy MosBrucker                      **SECOND BY:** Gene Jackson  
To recommend approval of the special use permit limiting the lighting below 15' as discussed and eliminating the north access point.

**DISPOSITION:** Motion carried.

8. **SKETCH PLAT** – Hatzenbuhler Subdivision – located in W½ W½ SE¼ Section 16, Twp 139N, Rge 96 W.

Terry Ficek representing Kevin Hatzenbuehler stated the parcel has a metes and bounds description and he needs to plat to build a home. City Planner Ed Courton stated he met with Mr. Ficek and in researching they found out this was a remnant parcel which was never included in a plat. It is one acre in size and they want to plat and rezone to RR. He said there have been one or two owners who bought the property with the thought of developing. He said it needs to be a one lot subdivision to validate the lot so a permit can be issued. Unfortunately, the public can draw up a legal and record documents but a building permit cannot be issued. The applicant does own all three parcels.

Mr. Courton said access would be considered as a driveway if they platted for one parcel only. If they plat all three, they will need a road. The existing road is a limited use road and the owner knows that the County has no intention to improve the road - it would be entirely left up to the owner. Gene Jackson stated the surveyor may have to do more research. He said he wouldn't want to approve a plat without legal access and recommended they plat all three parcels and put in the required road.

## **9. TARGET LOGISTICS**

Joe Murphy and members from Target Logistics returned to the meeting asking for direction in approval of the crew camp. Mr. Murphy asked what area may be better. He said the consensus was that the camp was needed but this was not the right location. He said they don't know the area well and are looking for guidance. Mr. Murphy stated the oil industry has a need for workers and these workers need housing. He said he feels the oil industry has put a burden on the cost of homes and rents for the area. Many college students and others are leaving Dickinson because of the cost.

Chairman Abrahamson said he doesn't see traffic as an issue and added he doesn't like to hear about what kind of people they will be. He said they are hard working people who need a place to live.

Gene Jackson stated it would be wrong for them to be very specific. He said the NW quadrant is not the right area and felt they should look for a mixed use area. He suggested they meet with Stark Development to help them find an area. He felt they would not give preference to a certain land owner. Mr. Jackson added that we'll get opposition no matter where they go but said our job is to look at the greater good for the community. Somebody will have to sacrifice. Pressure from the citizens doesn't take away the need and the camp will have a positive effect on the community.

Scott Kovash agreed. He said no one was opposed to the man camp. All felt it should be further north or closer to Hwy 22.

Mr. Courton stated they can proceed forward even though Planning and Zoning will make a recommendation to deny to the City Commission. He stated he will need a letter from Target to remove their application and we won't move forward until directed otherwise. He said they can appeal and move forward to the City Commission if they chose.

10. **CODE ENFORCEMENT REPORT** – August, 2011  
Provided as information.

11. **ADJOURNMENT**  
There being no further business to discuss

**MOTION BY:** Tracy Tooz                      **SECOND BY:** Nancy MosBrucker  
to adjourn meeting. Meeting adjourned at 10:55 AM

**DISPOSITION:**            Motion carried.

**PREPARED BY:**

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Karen Amann

**APPROVED BY:**

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Ed Courton