

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

July 21, 2025

1:00 P.M.

The Dickinson County Planning and Zoning Commission met on Monday July 21, 2025, at 1:00 P.M. in the Dickinson County Courthouse.

Present in attendance were Megan Kardell, Dickinson County Zoning Administrator and Lee McKim Zoning Assistant. Steve Goodlow, Dickinson County Attorney, was absent.

James Blum, Chairperson, called the meeting to order at 1:00 p.m.

First Item on the Agenda Roll Call Carol Pierce, Nancy Menke, Spencer Heywood, David Besch, Derek Lee, and James Blum were present. Erica Schultes and David Besch were absent.

Second on the Agenda is Approval of minutes

Pierce motioned to approve the minutes from June 16, 2025. Heywood seconded. All approved Blum, Lee, Heywood, Menke, Pierce.

Third on the Agenda was New Business

1. Recommendation to the Board of Supervisors Article #17, Section 7
Accessory Buildings, Letter F. Accessory Dwelling Units

Kardell gave a staff report on the Accessory Dwelling Unit.

Kardell stated that for zoning to meet the items that are in the new law, we would need to amend the accessory buildings article. The proposed zoning amendment would be as follows:

Zoning Amendment:

Article #17, Section 7 Accessory Buildings, F. No accessory building shall be used for dwelling purposes unless it meets the items outlined below

- F.1 Accessory dwelling unit must be on the same lot as the principal dwelling**
- F.2 An accessory dwelling unit shall not exceed one thousand square feet or fifty percent of the size of the single-family residence whichever is larger**
- F.3 Mobile home or manufactured home being utilized as an accessory dwelling must be converted to real property by being placed on a permanent foundation and assessed for real estate taxes.**
- F.4 All utilities including but not limited to water, sewer, gas/electric are required.**

F.5 A accessory dwelling unit permit is required and subject to the standards above.

F.6 Accessory dwelling unit will be subject to the principal setback requirements of the district they are being located.

Menke motioned to vote, Lee seconded. All in favor. Pierce, Menke, Heywood, and Blum.

All votes are approved 5-0 to recommend to the Board of Supervisors to Add letter F to Article #17, Section 7, Accessory Dwelling Units.

2. Annual Meeting with the Board of Supervisors to discuss the Commission's proceedings, and activities, suggestions for plan, policy, ordinance revisions and other items relating to the Commission's duties.

Kardell stated that we need to have the meeting once a year with the Board of Supervisors to review and update any changes with the Zoning.

- Kardell stated that for the Comprehensive Plan, she has reached out to Steve Hallgren, to do the preliminary work regarding a complete overhaul or just an abbreviated update. Discussion with the members.
- Discussion on growth in the county, how to move forward.
- Discussion on sanitary sewer strengths and opportunities.
- Discussion on multifamily apartment/motel/hotel complexes and total of 8 housing units permitted by the county max currently. Possible additional tier/ R-6 to the zoning ordinance.
- Discussion on Fee Schedule, possibly raising the fees more due to inflation.
- Discussion of sidewalks with Secondary Roads
- Discussion on storage buildings growth in the county and screening
- Discussion on building inspections
- Discussion on Solar Panels

Fourth on the Agenda was Adjournment

Pierce motioned to adjourn. Menke seconded. All were in favor.

(For more information see P&Z 07 21 25 recording)