

**ROLAND TOWNSHIP BOARD MINUTES**  
**PUBLIC HEARING + ZONING + GENERAL MEETING, January 11, 2021**  
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**PUBLIC HEARING for PLAT APPROVAL FOR LARSON-SHELLING REPLAT/LARSON BEACH** was opened at 6:45 p.m. January 11, 2021, in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg, David Thompson and Michael Sivertson, Zoning Administrator Tim Kihle and Clerk Glenore Gross in attendance, along with nine visitors throughout the evening.

Janet Schelling provided the requested material, a summary of the judgment clarifying land ownership of a portion in question and a rendering of the plats with the road as in use. The new lot line runs through a trailer house that has long been on the family-owned property; Schelling said it will be moved but it is not currently an issue with the adjoining family. A neighboring owner present had questions but stated no objections. Board clarified some issues then the hearing was closed.

**The Roland Township ZONING BOARD** was called to order immediately following.

**Minutes:** December 14 Board minutes were approved as written. **Treasurers Report** was presented, with Cash/Fund balance of \$376,207.49 and request to pay bills of \$3,249.50 plus Sivertson snow clearing bill for \$400 and Borderline Bobcat Service for \$1,937.50, brought to the meeting. Security First account balance is now \$36,692.86, bond balance \$1,156,166.24, next payment due in May. *MOTION by David T to approve the Treasurers report as presented and approve bill payments, 2<sup>nd</sup> by John W. VOTE-5 YES = CARRIED.* Clerk noted 19 checks remain outstanding from the payments made October 20 to cabin road owners as rebate of the county deposit. Addie Berg offered to look into attempting contact before reminder notices are sent.

**ZONING ADMINISTRATOR REPORT:**

Tim presented one completed permit, no discussion.

**OLD (Unfinished) ZONING BUSINESS:**

1. **Monitoring of Propane Tank Setback – Ekstrom/Solper Addn:** Per terms of the letter sent, a fine could begin January 18 if the tank is not moved. Ekstrom told the board he thought turning the tank sideways could meet the 10' setback from the property line, and would give it a try. He brought photos and reports of other issues; board has attempted to work with some. Mike H indicated a potential solution for a drainage issue could be tried; Ekstrom said the drainage issue stems from the neighbor raising his land two feet higher than adjoining lots. Vern J noted the board had tried to work with regulation of landscaping but found it wasn't feasible. The setback will be monitored for compliance by January 18.

**NEW ZONING BUSINESS:**

1. **New Plat Vote – Larson-Schelling Property/Larson Beach:** With no issues stated, *MOTION by John W to approve the replat as presented, 2<sup>nd</sup> by Michael S.* David T suggested adding that the trailer needs to be moved. *MOTION by Mike H to AMEND the original motion to add that the trailer is to be moved off the property line within one year, 2<sup>nd</sup> by David T. VOTE on Original Motion – 5 YES = CARRIED. VOTE on Amended MOTION – 5 YES = CARRIED.*
2. **Permit for One Day Concert proposed by Landon Bahl:** After questioning what would be the appropriate permit to issue to Bahl, Tim prepared a Conditional Use Permit to consider for an event proposed for a date in July at Metigoshe Dock and Lift, to cover what the township is responsible for. Bahl was reminded of other entities to be contacted. *MOTION by David T to approve the Conditional Use Permit for the one-day event on MDL property, tentatively set for July 17; 2<sup>nd</sup> by John W. VOTE – 5 YES = CARRIED.*
3. **RV CUP Proposed Changes:** Vern reported he and Mike H met with the Lake Metigoshe Recreation Service District (RSD) board for a discussion of potential changes to RV Conditional Use Permits (CUPs). Triggering the change at this time is an increase in sewer and garbage rates for property owners, charged as Specials on property tax bills. Temporary use of Recreational Vehicles has been shown to add to sewer and garbage usage but no fee structure has been imposed, although the RSD has had in its regulations since 2014 the intent to charge temporary RVs a seasonal garbage fee. Roland Township currently charges \$75 for a Conditional Use

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Permit if an RV is used more than 14 days in any one calendar year. This has been found difficult to monitor and has also been open for change. The end result of discussions is the following proposal, intended to apply just to the Lake Metigoshe RSD:

- a. Reduce to no more than 5 consecutive days of temporary use before an RV CUP is required.
- b. Retain the current charge of \$75 for an RV CUP when used more than 5 days per season.
- c. Add the RSD fee to the RV CUP fee amount, to be forwarded to the RSD.
- d. Confirm that road, shoreline and side lot setbacks are followed for an RV parked legally on a lot.
- e. If either or both fees are not paid when required, a fine of up to \$200 per day will be imposed on the owner of the lot where the RV is parked.
- f. An owner parking a single RV on his own lot who already pays the Sewer and Garbage Special will not be charged the additional RSD fee.

Changes need to be made to the ordinance in the correct format, and be advertised for a public hearing as required for ordinance amendments. *MOTION by Mike H that Vern J and Glenore G write the proposed changes in ordinance format to be presented at a Public Hearing to be advertised for 6:30 p.m., February 8, prior to the next regularly scheduled meeting; 2<sup>nd</sup> by Michael S. VOTE – 5 YES = CARRIED.* Board intention is to have the changes ready to be included in a letter sent to all owners by the Lake Metigoshe Improvement District in early spring.

**GENERAL MEETING called to order at 8:10 p.m.**

**OLD (Unfinished) GENERAL BUSINESS:**

1. **(Tabled until Spring: Improving Road to Skjervem-Downs Property/Section 4):**
2. **(Tabled until Spring: Replace Speed Signs on Rugby Pt):**
3. **Mowing – Consider Rate Change:** In consideration of last month's discussion with Wendell Lund, *MOTION by David T to offer a rate of \$20/hour to Wendell Lund if he wants to continue with mowing and maintenance as discussed; 2<sup>nd</sup> by John W. VOTE – 5 YES = CARRIED.*
4. **Road Issue Updates:**
  - **Cabin Roads** – Grading has affected the roads. A potential source for doing crack seal repairs was given by Danny Biberdorf. Bechtold Paving could be a source for fixing the Birchwood Road hole.
  - **Rural Roads** – Good.

**NEW GENERAL BUSINESS:**

1. **Assessor Request for Recommendation re 2021 Valuations:** Addie Berg reported that an increased number of sales in the past year has resulted in a sales ratio of 94.3%, well within the state guidelines for True and Full market value. Her recommendation for 2021 is that valuation increases/ decreases would occur solely from changes resulting from property owner initiatives and/or omissions and/or errors. Notices of increase will be mailed by April 12. *MOTION by David T to accept the Assessor recommendation; 2<sup>nd</sup> by John W. VOTE – 5 YES = CARRIED.*

**REPORTS/CORRESPONDENCE:**

- Social Gathering was held January 6 at Birchwood Restaurant, no business discussed.
- Budget discussion will begin next month.
- Supervisor positions open for 3 year terms are John W and David T.

Meeting adjourned at 8:20 p.m.  
Glenore Gross, Clerk/Treasurer