

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, May 10, 2021
PAGE 1 OF 2

A PUBLIC HEARING to consider a REZONE from AG to COMMERCIAL in Section 14, requested by Steve Lorenz, was opened at 6:50 p.m. May 10, 2021, in the Quilt Inn meeting room by Chairman Vern Jacobson. Supervisors in attendance were John Warberg, Mike Hall and David Thompson (Michael Sivertson absent), along with Zoning Administrator Tim Kihle and Clerk Glenore Gross. Visitors attending totaled nine for the evening. The area under consideration is 12.5 acres of Lot B, NE ¼ of NW ¼ Section 14, T163N R75W, south of Hwy 43 at the East Lake Loop Road intersection. The stated purpose is for gravel storage now with a possible structure in the future. There were no questions or comments. The hearing was closed at 6:53 p.m.

The Roland Township ZONING BOARD was called to order by Chairman Vern J immediately following. **Minutes:** April 12 Board minutes were approved as written. **Treasurers Report** was presented, with Cash/Fund balance of \$526,188.45 and request to pay bills of \$14,278.01 as corrected plus two brought by Mike H for J Sivertson snow clearing-\$1,100 and Selensky crack seal project-\$6,750. Security First Bank account balance remains at \$36,692.86, bond balance estimated at \$1,028,743, interest payment due November 1 estimated to be \$22,545. *MOTION by David T to approve the Treasurers report as presented and approve bill payments, 2nd by John W. VOTE-4 YES = CARRIED.* Two checks remain outstanding from the \$150 county rebate payments made October 20 to cabin road owners.

ZONING ADMINISTRATOR REPORT:

Tim presented nine permits. The following were discussed:

- **Road Variance request – Poitra/N Lk Park:** A 14x10 addition (not a garage) will be 26' rather than 30' from the road; there are shrubs between it and the road. *MOTION by John W to approve the 4' road variance; 2nd by Mike H; VOTE – 4 YES = CARRIED.*
- **Shoreline Variance request – Borstad/Westergard:** Will remove the existing cabin with a deck at 42' from the shoreline and have the new cabin at the same distance with a covered porch rather than a deck; both neighbors have signed the variance. *MOTION by David T to approve the 8' shoreline variance; 2nd by Mike H; VOTE – 4 YES = CARRIED.*
- **Request to Build on Substandard Back Lot – Deschamp/OL9 Lot7 Sec2 Rugby Pt:** Follow-up on request brought last fall to build a shed/garage on their adjacent pie-shaped back lot which is just short of the required 15,000 sq. ft. Deschamp shared plat drawings and deed to confirm that the lot was in place before acceptance of the ordinance. As it would be considered a grandfathered lot, Board agreed they could proceed with applying for a permit as long as they can meet setbacks.
- **Fence Permit Request – Foster/Solpers:** In a continuation of unsettled issues between neighbors, the fence as requested would be where a snow fence has been, at a planned height of 6' near the road and 8' closer to the shoreline. Foster stated it was needed so he wouldn't have to look at the neighbor's stuff. It would be on or next to the property line which requires approval from the adjacent owner, a portion of which is along the piece of road proposed to be vacated to this neighbor later in the meeting. Ekstrom said he would not agree to this fence because he believes it would cause snow to collect and add to drainage problems already on his property; he also referenced other unfinished issues between them. Mike H explained he has been discussing a potential answer to the drainage problem with Danny Biberdorf and Ritch Gimbel and felt the fence would be a start to a solution. However, issues have been ongoing for several years and show no sign of compromise to date. A motion by Mike H to seek agreement to move ahead was not heard by the chairman, followed by a *MOTION by John W to table the request and have the parties work out a reasonable compromise; 2nd by David T. VOTE – David T, John W, Vern J - YES, Mike H - NO = CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Township/Rec Service District Joint Mailing:** Letters were ready for mailing this weekend.

NEW ZONING BUSINESS:

1. **Proposal to Rezone Agriculture Property to Commercial – Lorenz/Section 14:** With no input for or against, *MOTION by David T to approve the request to rezone as presented, 2nd by John W. VOTE – 4 YES = CARRIED.*
2. **County Road Setback Meeting re: Bondly Permit Request:** County and township personnel met regarding the

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, May 10, 2021
PAGE 2 OF 2

question of setbacks on Lake Loop Road as a county road, related to Bondly's request for a garage in the Longview area. Right of way setbacks on county roads was confirmed to be 66' from the center line; any variance request would need to be considered at the county level. Board agreed to add this county setback information as an explanatory note in our zoning ordinance; it would not require a hearing since the ordinance is not being changed.

GENERAL MEETING called to order at 7:30 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Improving Road to Skjervem-Downs Property/Section 4:** Board agreed more information is needed to identify road placement and extent of section line, as well as land ownership and potential need for easements.
2. **Speed Signs on Rugby Pt:** One post busted in an accident last winter needs to be fixed or replaced.
3. **Mowing Prep – Mark County Map:** David T told the county to use same map as last year.
 - Erik Blada has proposed to use his equipment that can trim around posts and mow areas the current mower can't go. After discussion, *MOTION by Mike H to authorize up to \$5,000 for Erik Blada to provide finish mowing; 2nd by John W, VOTE – 4 YES = CARRIED.* He will coordinate with Wendell Lund.
4. **Road Issue Updates:**
 - **Cabin Roads/Mike H**
 - **Crack Seal Repairs:** Board commended Selensky Services of Harvey for their good work on the project and noted how well the hand sanding worked versus using a sanding truck.
 - **Chip Seal Repairs:** Since a paving crew may not soon be in the vicinity, the county patched the damaged road on the way to Birchwood as a temporary measure. Future plans are still to dig out and repair in a more permanent manner when it can be paved or chip sealed.
 - **A Plan** for potential new cabin roads has been located in the Auditors office.
 - **Rural Roads/David T**
 - Not adding gravel on dry roads for now.
 - Two families with young children could use cautionary road signs. *MOTION by John W to request the county install "Slow – Children Playing" signs where noted; 2nd by David T. VOTE – 4 YES = CARRIED.*
5. **Road Vacation in Process – Ekstrom/Solper Addn:** Ekstrom presented the petition signed by six individuals and had posted notice in the Courant. Clerk read the Resolution as used in a previous similar road vacation. *MOTION by David T to approve the road vacation as prepared per the resolution; 2nd by John W. COMMENT – Vern asked Ekstrom if he would agree to the fence, Ekstrom said yes but later added he wants a permit to fix the boathouse. VOTE – 4 YES = CARRIED.*
6. **Road Vacation in Process – Thompson Cove/Loon Lk – 4 Small Portions:** Four petitions were presented signed by nine affected property owners, being 70% or more as required to eliminate the need for posting. GPS map information included shows owner adjacent to roadway as Action Realtors, clerk has paperwork with the Roadway being quit claimed to the township in 2006. *MOTION by Mike H to approve the request to vacate the four portions of roadway as described, 2nd by David T. VOTE – David T, Mike H, Vern J – YES, John W – ABSTAINED = CARRIED.*
7. **Publishing of Road Weight Limits:** Will continue every 2nd week for now.

NEW GENERAL BUSINESS:

1. **None**

REPORTS/CORRESPONDENCE:

- Workforce Safety & Insurance (WSI) coverage effective 3/1/21-2/28/22. NOTICE here in lieu of posting.

Meeting adjourned at 7:45 p.m.
Glenore Gross, Clerk/Treasurer