

**ROLAND TOWNSHIP BOARD MINUTES**  
**SPECIAL MEETING - ZONING, February 20, 2023**  
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**A SPECIAL MEETING of the Roland Township ZONING BOARD** was called to order by Chairman Vern Jacobson at 6:00 p.m. February 20, 2023, in the Quilt Inn Meeting Room with Supervisors Mike Hall, David Thompson and John Warberg, along with Clerk Glenore Gross, to address questions related to a potential plat being proposed for multiple mixed-use storage sheds plus RV parking spaces on an off-lake lot currently in two zoning districts. Clerk provided notice of the meeting on the township website and with the County Auditor and the Courant.

Also attending were David and Pennie Lakefield, owners of a 9.36 acre lot in Section 10, west of Highland Road. They explained in further detail their intentions and discussed with the board how their proposed uses could fit into current zoning regulations. The board agreed that this type of development would be an appropriate (and needed) use of off-lake property. They discussed what would work for size and setback guidelines and agreed to the need for covenants to be set in place by the developer. In order to facilitate the planning process for this off-lake development and perhaps others to come, the board agreed to propose an addition to the current Commercial District as follows:

*MOTION by Mike H to add a new Off-Lake Development Zoning District to be known as Commercial-One, which would allow side setbacks of 7-½ feet from building eave, road setback of 30 feet from eave, and rear setback of 20 feet from eave to lot line; structures may not exceed 60% of lot area; no existing Commercial zoned lots can be rezoned to Commercial-One. 2<sup>nd</sup> by David T. VOTE – 4 YES = CARRIED.*

This proposed Ordinance amendment will be presented in a Public Hearing to be scheduled at a later date with other potential amendments under consideration by the board.

Meeting Adjourned at 6:45 p.m.  
Glenore Gross, Clerk