

ROLAND TOWNSHIP BOARD MINUTES
AUDIT + ZONING + GENERAL MEETING, March 13 & March 23, 2023
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The Roland Township AUDIT BOARD was convened by Vice Chairman Mike Hall at 6:30 p.m. March 13, 2023, in the Quilt Inn Meeting Room with supervisors David Thompson and John Warberg and Clerk-Treasurer Glenore Gross. Supervisors examined the prepared 2022 financial reports, found no issues, and approved the Annual Statement of the Township Treasurer. Audit Board meeting was closed.

The Roland Township ZONING BOARD was called to order by Vice Chairman Mike Hall at 7:00 p.m. with the above noted attendance along with Zoning Administrator Tim Kihle. Vern Jacobson and Michael Sivertson were absent. Five visitors attended.

Minutes: February 13 and 20 Board minutes were approved as written. **Treasurers Report** was presented with Cash/Fund balance of \$615,617.95 and a request to pay current bills of \$9,798.09. *MOTION by John to approve the Treasurers report and approve bill payments as discussed, 2nd by David, VOTE-3 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim and Mike shared reports of items in progress. These were discussed:

- **Demolition Permit and Replacement – Bahl/Solpers:** Payment was received for the Demo permit and a deck; the building permit still needs signature and payment.
- **Potential Demolition and Road Rearrangement – Robillard/Green Acres Rd:** Mike showed the current layout of the area and described the extent of potential changes being considered.
- **Potential Sale of Township Portion of Road Turnaround for Proposed Plan - Henes/Aspen Ave:** Mike shared Century Code information related to sale of township property; it needs electors approval at an annual or special meeting; sale price under \$1,000 could be considered a private, no-bid sale.
- **Request from Steve Fritel for Discussion on Road Change in Burnetts 1st Addn:** Vern and Steve had discussed meeting with the board to begin looking at how to proceed with his proposed road realignment. Century Code information noted by Mike relating to road changes will need to be studied further to move ahead with planning. Meeting may be scheduled later in April.

OLD (Unfinished) ZONING BUSINESS:

1. **Lot Size and Potential Road Vacation – Steve & Nancy Olson/Lk Met Park:** Further information on the road vacation process has been provided to Olsons although they are temporarily delayed from moving ahead.
2. **CUP for 2023 LandLive Concert – Bahl-Fossum Signatures Update:** The First District Health campground permit has been issued; still waiting for the signed Conditional Use Permit.
3. **Springtime Letter to Property Owners re Parking, Right of Way Clearing & RV CUP Update:** Mike said owners should also be reminded to clear items back from the road before they leave over winter. He would like to have Fire Department approval on signs before sending the letter. David suggested hiring out tree and brush clearing from roads as has been done in rural areas. Ritch Gimbel told Mike the county could do some and Pecks also said they would have time; clerk will see what funds remain from the previous amount they were allowed. Jeff Soland and/or Tim can help by marking the trees which could cause damage to fire department equipment and should be cleared. Timing for preparing the letter not determined.

NEW ZONING BUSINESS:

1. **Discussion of and Motion/Resolution for Acceptance of Ordinance Amendments:** Board discussed the amended portions related to adding a Commercial-1 Zone and the wording for erosion control; they decided to postpone further discussion to a later date that could include Vern, Attorney Pete Hankla, and John Nordgaard, possibly March 23, before approving the amendments. Clerk will provide notice on the website.
2. **Schedule Public Hearing for Ordinance Amendments – on hold:**

GENERAL MEETING called to order at 8:00 p.m.

OLD (Unfinished) GENERAL BUSINESS:

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1. Road Issue Updates:

- **Cabin Roads:** Two culverts need fixing to address drainage problems; also project at Fosters was discussed with a drainage issue that should be fixed before the fence is put in.
- **Rural Roads:** Clearing culvert ends prior to snow melt as in what David and his dad used to do could be done again to help forestall issues. Clerk gave David county information related to mowing and gravel for the truck route.
- Board agreed we should thank the county for their road clearing work this winter, with an ad or letter.

NEW GENERAL BUSINESS:

1. **Tractor and/or Mower Warranty Update:** Tractor warranty that had been extended beyond five years expired in October 2022. Extending further would be too expensive and board noted the maintenance it has been receiving locally is satisfactory.
2. **Township Equalization Report:** Assessor Addie Berg presented her recommendation for valuation changes based on information compiled from recent sales. State Guidelines require a “median ratio” of good sales to be within 90%-100% of the True and Full assessed value but Roland Township ratio is currently at 83%. Addie gave her recommendations for where to apply increases to values to become compliant with the State Guidelines. Notice of increase where required will be mailed out prior to the April 25 Equalization Meeting. *MOTION by John to approve the recommendations as presented, 2nd by David. VOTE-3 YES = CARRIED.*

REPORTS/CORRESPONDENCE:

- County Township Officers Annual Meeting March 4 – Written Report Provided by Clerk.
- No Conferment of 2022 Benefits from NDIRF to be received in 2023.
- Annual Meeting March 21, board attends as Electors; meets after to Reorganize.

Meeting adjourned at 8:40 p.m. (to be continued)
Glenore Gross, Clerk/Treasurer

Continued Items 3/23/23 7:00 p.m. Quilt Inn Meeting Room: Meeting was called to order by new Chairman Mike Hall with Supervisors Vern J, David T, John W and Michael S, Clerk Glenore and guest John Nordgaard attending, for the purpose of continuing discussion on ordinance amendments.

Discussion of and Motion/Resolution for Acceptance of Ordinance Amendments: Board agreed on wording to tighten controls for shoreland clearing that leads to erosion, to the promotion of straw barriers for erosion control, and on the need to be more aggressive at getting this word out to save the lakes. On the county request for 12' clearance from road edges, a suggestion was made to see if cluster mailboxes might be an option in some areas. The additional Commercial zone is in response to potential proposed developments. RV permits added an option for storage without a permit; the focus will be on requiring RVs to have proper setbacks. *MOTION by David T to accept the proposed ordinance amendments as discussed and set the Public Hearing for May 8, 6:30 p.m., prior to the regularly scheduled meeting. 2nd by John W. VOTE-5 YES=CARRIED. Clerk will publish amendments as required.*

After brief discussion on workload, *MOTION by John W to increase the zoning pay for Clerk from \$350 to \$500 per month, 2nd by Vern J. VOTE-5 YES=CARRIED.* Also after discussion, *MOTION by David T to offer Wendell Lund \$32/hour for mowing hours, 2nd by Michael S. VOTE-5 YES=CARRIED.*

Mike H shared information on potential issues related to Fritel’s proposal for changing the road layout.

Meeting adjourned at 8:45 p.m.
Glenore Gross, Clerk/Treasurer