

**ROLAND TOWNSHIP BOARD MINUTES**  
**PUBLIC HEARING + ZONING + GENERAL MEETING, June 12, 2023**  
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**A PUBLIC HEARING** to consider **A REZONE from AG & RE-1 to C-2** for OL36 of the NW1/4SE1/4, S10, T163N, R75W was opened at 6:55 p.m. June 12 in the Quilt Inn Meeting Room by Chairman Mike Hall with Supervisors Vern Jacobson, John Warberg, David Thompson, and Michael Sivertson in attendance, also Zoning Administrator Tim Kihle, and Clerk Glenore Gross. Thirteen visitors signed in throughout the meeting. Chairman Mike briefly explained the proposal for the plat and the recent addition of a C-2 zone to allow this type of development. With no questions or comments, the hearing was closed at 6:57 p.m.

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

**Minutes:** May 8 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$704,350.35 and a request to pay current bills of \$8,768.99 plus \$10,155 for Selensky Services (crack seal) and \$3,950 for Jerry Sivertson snow clearing and miscellaneous cleanup Jan-April. *MOTION by John to approve the Treasurers report and pay the bills, except for the City of Bottineau bill for landfill use until the source of the billing is confirmed, 2<sup>nd</sup> by Michael. CARRIED.*

**ZONING ADMINISTRATOR REPORT:**

Tim submitted several permits as did other supervisors; these were discussed:

- **Request for Shoreline Variance for Deck at 32' – Hedberg/Lake Met Park:** The replacement deck will have a slightly different layout but maintain the same distance to shoreline as the existing deck. Adjacent neighbors signed the variance. *MOTION by Vern to approve the variance at 32', 2<sup>nd</sup> by Michael. VOTE-5 YES = CARRIED.*
- **Request for Shoreline Variance for One Corner of Deck at 25' – Hunskor/Sunset Bay:** Distance to shoreline will vary from 58' to 25' due to the way the shoreline angles; it will be consistent with adjacent dwellings. The cabin being demolished has been at 20' to shoreline. Both adjacent neighbors have signed the variance. *MOTION by David to approve the variance of 25' at one corner, 2<sup>nd</sup> by John. VOTE-5 YES = CARRIED.*
- **Request for Shoreline Variance for Covered Porch at 30' – Lillemon/N Lake Park:** Cabin to be demolished is 24' from the high water mark; the 12' deck on the new cabin has a proposed 8' roof and will be 30' from the shoreline. One adjacent owner has signed the variance, the other whose cabin is at 19' to shoreline has been unresponsive to requests. After discussion Board agreed to accept just the one variance. *MOTION by David to approve the shoreline variance request for the deck at 30' since it will be farther back from the water, and approve just a deck without the proposed roof, 2<sup>nd</sup> by Vern. Discussion – a deck with a roof above it becomes a “structure” that could later be easily enclosed. VOTE-5 YES = CARRIED.*

**OLD (Unfinished) ZONING BUSINESS:**

1. **Request to Vacate Unused Road – Steve & Nancy Olson/Lk Met Park:** Olsons have been working on completing the process to vacate the never-used road as platted years ago along their Lot 7 as well as along Lots 5 and 6 owned by Bernings. The added road footage will allow Olsons room to build their planned garage. After discussion, *MOTION by John to approve the road vacation as presented, 2<sup>nd</sup> by David. VOTE-5 YES = CARRIED.* These owners will receive half the road width, the Chamber of Commerce the other half.
2. **CUP for 2023 LandoLive Concert – Bahl-Fossum Signatures Update:** The signed CUP and payment have been received. A copy was given to the county auditor for their follow-up.
3. **ADDED: Complaint on Unsatisfactory Road Work Prior to Permits in Green Acres:** Alan Robillard reported the newly constructed road there was under water after the recent rain, and he said it extends 6' onto the adjacent property. He complained to the contractor who responded that the road was okay. A number of projects are being done there prior to getting a building permit and Robillard requested that no permit be granted until the road issue is taken care of.
4. **ADDED: Report on Locating RVs With No Permits on Record – Mike H:** Mike made a list of RVs he has located that do not appear to have had RV permits; several do not meet current requirements for setbacks or limit of one per lot. Clerk will send permit information and requirements to the owners.

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5. **Discuss/Confirm Fees for New Variance Permits:** Clerk requested input from the board related to setting fees for the new Variance Permits. After discussion, *MOTION by David to set a fee of \$200 for the Shoreland Variance Permits for Excess Tree Clearing, Topography or Grade/Fill projects, 2<sup>nd</sup> by John. VOTE-5 YES = CARRIED.* (These permits relate to extensive landscaping projects that potentially cause road damage due to heavy loads.) The Fee of \$500 will continue to apply for Demolition as well as Move In/Move Out projects (note the Zoning Ordinance Definitions). Excavation requires plans to be submitted per the ordinance; if it is a separate project a fee may be applied related to the extent of the proposed excavation. Clerk will continue to work on revisions.

**NEW ZONING BUSINESS:**

1. **Discussion/Vote on ReZone for Plat in C-2 Zone – D Lakefield/off Highland Rd:** With no objections having been heard, *MOTION by Vern to approve the Rezone to C-2 for the plat location as recorded above, 2<sup>nd</sup> by David. VOTE-5 YES = CARRIED. MOTION by David to approve the plat as previously presented by David Lakefield, 2<sup>nd</sup> by John. VOTE-5 YES = CARRIED.*

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

**OLD (Unfinished) GENERAL BUSINESS:**

1. **Road Issue Updates:**
- **Cabin Roads:** Drainage problems in three areas have been worked on, including the North Lake Park issue where the county has now installed fabric. Another problem area will be worked on soon.
    - **Question on Missing Road Signs:** A visitor noted missing road signs for Squaw Point Road and others; was told they may have been knocked down by snow clearing blades or have just been taken. Replacements will be requested.
  - **Rural Roads:** Blading has been done along with ditch cutting at Thompson Cove, Loon Lake, now waiting for gravel.
2. **Mower/Tractor Update:** None.

**NEW GENERAL BUSINESS:**

1. **Petition to Vacate Township Road in/around Twin Oaks 1<sup>st</sup> Addn – Donnet Sivertson/Twin Oaks:** With paperwork in order for the three parcels affected by potential vacation of a roadway platted but never used, *MOTION by John to approve vacating the platted road adjacent to Lot 6 and Parcel A of Block 1 of Twin Oaks First Addition as presented, 2<sup>nd</sup> by Vern. VOTE-5 YES = CARRIED.*

**REPORTS/CORRESPONDENCE:**

- Per Attorney recommendation, Clerk will plan to have the agenda online prior to meetings.

Meeting adjourned at 8:10 p.m. Next meeting July 10.

Glenore Gross, Clerk/Treasurer