

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, October 12, 2020
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The Roland Township ZONING BOARD was called to order at 7:00 p.m., October 12, 2020, in the Quilt Inn Meeting Room by Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg and David Thompson in attendance, also Zoning Administrator Tim Kihle and Clerk Glenore Gross. Michael Sivertson was absent due to a family medical issue. Three visitors were in attendance.

Minutes: September 14 Board minutes were approved as written. **Treasurers Report** was presented, with Cash/Fund balance of \$532,487.45 and request to pay bills of \$78,080.17 with one estimated amount used for the amount of Cabin Road Paving Project refund checks to Paid-in-Full owners. *MOTION by John W to approve the Treasurers report as presented and approve payments, 2nd by David T. VOTE-4 YES = CARRIED.* The Security First account for the paving project balance is \$39,892.86; the Construction Bond balance is \$1,231,166.24 with interest only payment of \$22,254.50 due November 1.

ZONING ADMINISTRATOR REPORT:

Tim presented several permits; the following were discussed:

- **Restroom Facility – County Sport Court:** Board agreed no permit fee is due from a county project.
- **Complaint of Gunshots Across Ravine:** No township ordinance relates; sheriff was called.
- **Request for Approval to Build on Lot Separated by Road Adjacent to Golf Course:** Board questioned square footage available for a structure, will need to be measured to confirm if adequate.
- **Variance Request for 1' to Side Lot Line – D Hager/N Lk Park:** Although both neighbors had signed a variance to allow building to within one foot of their lot line, board agreed it needed to be confirmed that they understand what they give up by allowing the variance. Board also indicated they would not be in favor of allowing that great a variance.
- **Permit for 40x60 Shed – R Froseth/Oakshore:** Question of whether this size shed would be permitted on the requested lot; Vern J said he consulted with Atty P Hankla who said because there was a precedence of the large shed in Hidden Bay this one could not be denied. The lot is adequate size with trees and the structure would be 36'-40' back from the walking path. *MOTION by John W to approve the requested permit; 2nd by David T. VOTE – 4 YES = CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Request for Garage on Substandard Lot – C Deschamp/Rugby Pt:** Owner provided plat drawing for Outlot 9 dated 1990, which allowed the lot to be grandfathered for building a structure. Board suggested entry be off the adjacent driveway rather than Rugby Pt Road, and the building must meet setbacks.
2. **Drainage Issue on Driveway – Whitesell/Eastshore Park Rd:** Mike H is still working with the county to find a solution; owner requested the possibility for the township to share in the cost.
3. **Plan to Clear Back Lot for Parking, Lot Line to be Clarified – S Fritel/Burnetts:** Site was looked at by board members; shouldn't be a problem until the possibility of moving the road is pursued.
4. **Request for Garage using Grandfathered Cabin Site on Shallow Depth Lot – E & D Roder/Lot 39 Rugby Pt:** After on-site inspection board is not inclined to allow a new structure, due to placement of sewer line, power line, fiber optic cable and the potential need for a 0' variance.
5. **Drainage Issue – Wondrasek:** Per county, should be a do-able project with cleaning out a few spots.
6. **Drainage Issue between Romsos & Bonebrake – Roadside Ranch/McCloud Addn:** Project is now complete and looks good.

NEW ZONING BUSINESS:

1. **Schedule of Rezone Hearing for Bullinger Subdivision – C Bullinger/No. Loon Lake:** Bullinger provided a copy of the road easement that was questioned by adjacent owners. The proposed subdivision is on currently zoned Agriculture land; last month Bullinger completed an Application to Rezone Property and paid the \$200 fee. Board agreed to schedule the hearing prior to the next regular board meeting, November 9 at 6:45 p.m. It will be advertised as required. The public will have opportunity for input.

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GENERAL MEETING called to order at 7:50 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Request to Consider Improving Section Line Road to Downs Property/Section 4:** David T and others looked at the road, of which a short part is on the Section Line; it has been maintained for some years since owned by Skjervems. Improvement would be to blade it and cut the ditches in. Board agreed to contact adjacent landowners prior to beginning any improvement.
2. **Removable Speed Signs on Rugby Pt Rd:** Pecks will remove and store the signs prior to heavy snowfall.
3. **Lake Metigoshe Cabin Road Paving Project:**
 - a. When certification is complete, the county's 2020 contribution to the project will be applied as a \$150 deduction to annual payees property tax billing, while paid in full owners will be sent a check for that amount.
 - b. Road Damage was reported at Fossum and Gates construction sites; equipment with cleats appears to be the main culprit. However Brad Robertson, Wold Eng, said it appears to be in the category of surface damage rather than cut-ins. More can be expected with winter plowing.
4. **Mowing Report:** Some roads still need to be mowed before winter, is planned to be done next week. Rob Peck checked the mower out prior to warranty expiration; no extension of warranty is offered.
5. **Road Issue Updates:**
 - **Cabin Roads** – Pecks are considering getting a machine to fix road cracks; otherwise the option is to call a firm in Minot.
 - **Rural Roads** – The gravel requested by John Nordgaard was delivered, another load is needed. David T said roads need to be bladed to pull gravel to the middle before snowplows go out. Regarding the notice sent to Mikkelsen for damage on Svingen Road, it may have not been their fault but just part of general damage on gravel roads this spring.

NEW GENERAL BUSINESS:

None offered.

REPORTS/CORRESPONDENCE:

- County was sued regarding clearing for Richard Olson road, per States Attorney McIntee. Vern J shared information communicated between parties; some was not quite accurate but the township is not a named party so will not pursue it. Board said they would not choose to assist the county with roadwork like this again. Atty Peter Hankla has forwarded the information to NDIRF.

Meeting adjourned at 8:15 p.m.
Glenore Gross, Clerk/Treasurer