

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL MEETING, November 9, 2020
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A **PUBLIC HEARING to consider a REZONE for Bullinger Subdivision** was opened at 6:50 p.m., November 9, 2020, in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson. Attendance included Supervisors Mike Hall, John Warberg, David Thompson and Michael Sivertson, Zoning Administrator Tim Kihle, Clerk Glenore Gross, and three visitors, Kathy Warberg, Chad Bullinger and Larry Bullinger. The Preliminary Bullinger Subdivision consists of four lots ranging in size from 1.27 to 1.88 acres, located in Govt Lot 2 Sec 13, Twp 163N, Rge 75W, west of Cobb Addition on north Loon Lake. The proposed use requires change of zoning from Agriculture to Recreational-1. Vern J asked if storage buildings would be allowed along with residential use; Chad Bullinger indicated yes and said he would give nearby property owners first option on purchase. No objections to the proposed rezone were received. Hearing was closed at 6:55 pm.

The Roland Township ZONING BOARD was called to order immediately following with the attendance noted above.

Minutes: October 12 Board minutes were approved as written. **Treasurers Report** was presented, with Cash/Fund balance of \$461,008.77 and request to pay bills of \$18,078.24. Security First account balance remains at \$39,892.86, bond balance \$1,231,166.24 with the next payment due in May. *MOTION by John W to approve the Treasurers report as presented and approve payments, 2nd by David T. VOTE-5 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim presented a few permits; the following were discussed:

- **Renewal of Garage Permit from 2017 – S Sjol/Westergard:** Sjol had poured concrete for the garage but said he couldn't locate a contractor to build the garage; he is now ready to proceed. Tim wanted board input on whether to charge the renewal fee of \$200. After discussion, *MOTION by David T to require a new permit fee considering the passage of time; 2nd by John W. VOTE – 5 YES = CARRIED.*
- **Addition in Progress without Permit – M Gaddie/Roadside Ranch-Twin Oaks 1st:** Tim understood the project to be just landscaping but later found construction of an addition in progress. He questioned having the addition cross over to their adjoining lot in a different plat, whether it was allowed or if it should be replatted into a single lot. Board agreed it would not need to be replatted, and also agreed the fine for beginning construction without a permit should be imposed by charging double the permit fee.

OLD (Unfinished) ZONING BUSINESS:

1. **Drainage Issue on Driveway – Whitesell/Eastshore Park Rd:** County completed the project; Mike H has not heard any further request for assistance with the cost.

NEW ZONING BUSINESS:

1. **Vote on Request to Rezone AG to RE-1 Bullinger Subdivision – C Bullinger/No. Loon Lake:** With no objections given to the rezone, *MOTION by John W to approve the rezone as presented, 2nd by Michael S. VOTE – 5 YES = CARRIED.*
2. **Lot Line Survey Results – Fritel/Burnetts:** Vern J visited with Fritel related to the clearing of trees in what has been considered Forest Service property. Fritel had his lot line surveyed which confirmed that the road was not the boundary as had been assumed. He has adequate room to build a garage across the current road but in the event the road is someday built on the surveyed line the potential setback needs to be considered.
3. **(New Plat Approval – M & T Larson/Larson Beach – postponed to December)**

GENERAL MEETING called to order at 7:13 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Consider Improving Section Line Road to Downs Property/Section 4:** Letters were sent to adjacent landowners with information on potential improvement under consideration. About 1000' is on the Section Line before a couple lakes get in the way. John W said it is not intended to be a whole upgrade,

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just ditch clearing to allow better drainage to keep water from running over the road. Tabled until spring.

2. **Removable Speed Signs on Rugby Pt Rd:** Removed by Pecks to allow for snow clearing, to be replaced in the spring.
3. **Mowing Report:** Less mowing than expected was done by the two employees; board would like better coverage as was done in the past. For next season David T will check with Wendell L before advertising for someone new.
4. **Road Issue Updates:**
 - **Cabin Roads** – Mike H will see if Pecks know by January if they will get a machine to do hot tar patching, otherwise it will need to be arranged with a Minot firm. Larry Bullinger asked about the hole on the road to Birchwood. The county did a fix that didn't work and hasn't had time to get back to it; however whether it is a county or township responsibility has changed over the years. Board will pursue getting it fixed when a contractor is available.
 - **Rural Roads** – Two loads of gravel didn't get delivered. Some right-of-way clearing has been done by Danny Biberdorf as arranged last spring.

NEW GENERAL BUSINESS:

1. **ADDED: Liquor License Request – D Sivertson/Metigoshe Rentals LLC:** The original request for the Lake House was turned down due to a state requirement for a sprinkler system, the only one so denied in the state. This request is to allow an outdoor area of 400 square feet for consumption of beverages sold at the Lake House. *MOTION by David T to approve the request for a Liquor License for Metigoshe Rentals LLC, 2nd by John W. VOTE – 4 YES = CARRIED. Michael S. abstained.*

REPORTS/CORRESPONDENCE:

- None

Meeting adjourned at 7:30 p.m.
Glenore Gross, Clerk/Treasurer