

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, December 11, 2017
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The Roland Township ZONING BOARD was called to order at 7:00 p.m. December 11, 2017, in the Quilt Inn meeting room by Board Chairman Vern Jacobson with Supervisors Michael Sivertson, John Warberg, Mike Hall, and Adam Norling in attendance; also Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Three visitors attended: Mike Meyer, Jim Dignan, Mike Manston/Mirror.

Minutes: November 13 minutes were approved as corrected (“structure” instead of “dwelling” in Mike Hall’s comment on page 2).

Treasurers Report was presented as: CD Balance \$155,261.85, Savings \$152,101.75, Checking \$149,065.26, and request to pay bills of \$5,599.79 as submitted on the report. Clerk noted the amounts of negative balance in the Zoning Fund and the Checking Account balance to be carried over into another year. *MOTION by Adam N. to approve the Financial report and bills to pay and to move \$10,000 into the Zoning Fund from the General Fund, 2nd by John W. VOTE - 5 YES = CARRIED. MOTION by John W to open an account in Starion Bank with funds of up to \$100,000 from checking; 2nd by Adam N. CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim Kihle had approved a request to replace a deck with the same dimensions which wouldn’t require a permit, but was told today they would like to make it a screened-in porch with a roof. Distance to shoreline is 40’; a covered deck could result in possible obstruction of view for adjacent owners. Covered deck would need a permit with a variance for distance to shoreline; owner will pursue in the spring. Tim is holding two pre-permit applications that will also wait until spring for permits.

OLD (Unfinished) ZONING BUSINESS:

1. **Proposal for Commercial Condominium Storage Buildings - Josh Kringen + Ken Herslip/Twin Oaks Lots 41-42-43:** Letter was received from Herslip’s attorney requesting that the board reconsider its decision to deny the permit, gave reasons for seeing no valid basis for the decision under law, adding that if not resolved the applicants would file notice of appeal. Attorney Rick McGee advised him that the township didn’t have enough time to call a special meeting to consider items in his letter and he should file an appeal to district court, due by December 13; the attorney agreed. Since McGee is retiring at the end of the month he said he will transfer this file to Peter Hankla of his office.
2. **Ad Noting Road Clearance of 10’ Required per County:** Board agreed the ad should continue to be published. Some items have been noted as moved to provide roadside clearance.

NEW ZONING BUSINESS:

1. **Plat Approval Request for D Thompson & L Dahlberg – Outlot 7 and Lot 1 in Section 25:** Wold prepared plats for the chairman’s signature but Clerk neglected to bring them. Board had questions on plat ownership involved in the realignment of the road; Clerk will provide copies for Mike H and John W to check prior to the next meeting.
2. **Plat Approval Request for J Harris – Adjacent to Lot 1 Birchwood Hgts 2nd Subdivision:** Plat was received by Clerk with copies provided to board prior to the meeting; Zoning Administrator had not been contacted regarding preparation of the plat before it was sent via email. Mike H said issues that need to be addressed involve an easement for the required sewer system with a provision that Harris as developer is responsible to install it. He reminded the board that the plat for the townhomes on the west side was approved based on the premise that sewers would be installed, which they have not been, which means their minimum lot size should be one acre. He stated this needs to be addressed before considering a new plat. The proposed new lot was cut out of the northeast corner of the golf course which is zoned RE-2; the board agreed this lot should be rezoned RE-1 to match adjacent Birchwood Heights 2nd Addition lots. Clerk to prepare a letter stating that the board cannot act on a new plat until the sewer system is installed on the townhomes plat.

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GENERAL MEETING CALLED TO ORDER AT 7:30 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Project** - continues on hold.
2. **Rugby Pt Roadway Forest Service Land Clearing:** The State Forest Service indicated they would work on clearing problem areas as time permits.
3. **Road Issue Updates:**
 - **Icy Roads** - Mike H received some complaints about icy roads; Adam N said he had observed sanding and liquid salting without using the blade to clear the road first, also that the truck cleared roads only up to a point of turn-around which meant they had to be called back to go into the roads that needed clearing beyond the turn-around point. A new operator for this area is being trained.
 - **Asphalt Repair** - Mike H and Ritchie Gimbel have determined some areas where asphalt is badly crumbled; county will clean it out, put matting down and cover with gravel to keep from deteriorating further; he added this would have been done prior to paving if the paving project had passed.
4. **Mower Purchase/Discussion:** Bids received were John Deere - 10'2" disk mower for \$13.4K; International - \$13.5K for a 9'2" mower; Caterpillar - 11' mower for \$14.3K. Vern said John Deere would get the tractor and service it along with installing the three-point hitch for the mower. Jim Dignan repeated his points from previous meetings that a rotary mower was preferable, the current mower is repairable and would save the township a lot of money. Vern and Jim disagreed on whether disk or rotary mowers are better. John W pointed out that the time comes to upgrade machinery. *MOTION by John W to arrange purchase of the John Deere mower; 2nd by Mike S. VOTE: Adam-Y, Mike H-Y, John-Y, Mike S-Y, Vern-Y. MOTION CARRIED 5 YES.*

NEW GENERAL BUSINESS:

1. **Joint Committee with Rec Service District:** Vern J and Mike H agreed to represent the township board and set dates for meeting with the representatives from the RSD to discuss possible ordinance amendments for RVs.
2. **Holiday Social Gathering:** Board agreed to set January 15, 6:00 pm at Birchwood restaurant for a non-business post-holiday social gathering.

➤ **REPORTS/CORRESPONDENCE**

- Road Report kept Vern from driving to Bismarck for the NDTOA annual meeting.
- WSI (Workforce Safety) is offering Educational Sessions January 10, Cobblestone Inn.

Meeting adjourned at 7:55 p.m.
Glenore Gross, Clerk/Treasurer

[Post-meeting request to approve payment of Assessor Addie Berg June-December hours and miles at \$636.40]