

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, January 11, 2016
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The Roland Township **ZONING BOARD** was called to order at 7:00 p.m. January 11, 2016, in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors Mike Hall, Jerry Long, Adam Norling and John Warberg; and Clerk-Treasurer Glenore Gross. Zoning Administrator Tim Kihle was absent. Six visitors signed the register.

Minutes: December 14 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$153,707.87, Savings \$150,329.67, Checking \$71,318.98; with approval to pay bills of \$8,557.63. Clerk has one check to deposit from a Minot Beach property owner for their share of the drain project; three payments are yet to be received.

ZONING ADMINISTRATOR REPORT:

Tim had given Clerk two Pre-Permit applications to present, one with a Variance to consider; a Variance for the Pre-Permit Application discussed last month was brought by the owners. The following were discussed:

- **Proposed Storage Building on Triangular Back Lot – Borud/Solper Bay:** Due to triangular lot shape, if Borud decides on a 40'x60' storage building he would need a setback Variance on one side; if a Variance isn't approved he said he could make it smaller. Consensus of the board was for Borud to meet with Tim to bring the design of the building with the plan, permit and signed Variance to the next meeting for consideration.
- **Possible Garage Rebuild to House on Back Lot – Westergard:** Mike expected the builder who proposed this to be at the meeting; what is now a garage was once a house and may be made into a house again.
- **72'x32' Storage Building on Back Lot – Kallias/Sunset Bay:** Project discussed last month; was addressed at the Rec Service District meeting for sewer issues. Owner confirmed that no living quarters were planned. Due to topography of the lot the requested size is more usable than 40'x60' and stays within allowed square footage. *MOTION by John to approve the Variance to allow a 72'x32' storage building due to topography limitation; 2nd by Adam. VOTE: 5 YES = CARRIED.*
- **Lot Designation on Permit – Zeitler/Rugby Pt:** Zeitlers are concerned that their Permit lists Lot 14 for their house but they maintain it should be designated Lot 13 to agree with their legal paperwork. Based on County Treasurer information and preliminary drawings for the house, Lot 14 appears to be correct per the Clerk's findings. Zeitlers were directed to confirm their information and survey designation with county records.

OLD (Unfinished) ZONING BUSINESS

1. **Fence on Property Line – Romfo-Thorson/Longview:** Jay Thorsons received the letter; they reported they plan to follow instructions and will contact Tim for the fence permit.

NEW ZONING BUSINESS:

1. **ReVisit Boathouse Amendments:** Board discussed ramifications of allowing repair and/or replacement of boathouses beyond what has been allowed per the ordinance; will bring suggested wording to the next meeting for consideration of amending the ordinance.

COMMITTEE REPORTS:

- *Development Agreement/Checklist for Zoning Admin: Vern & Tim. On hold.*

GENERAL MEETING CALLED TO ORDER AT 8:00 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Special Road District – Update:** Vern and Jerry presented a request to the county for funding assistance, with no immediate response. The map prepared by Wold was examined to see that all roads intended to be in the paving district were included and whether all potentially affected owners had received initial letters. One short road section will be added. Wolds will provide an aerial map that shows road frontage per lot.

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2. **Road Issue Updates:** Mike reported on a request to extend a section line road to new construction near the Canadian border in the west portion of the township; per the NDCC the township cannot deny access but has no duty to build the road. Consideration needs to be made for school bus routes however, which includes Highland Road.
3. **SRF Consulting Proposal:** Discussion tabled for future request for county assistance with funding.

NEW GENERAL BUSINESS:

1. **Supervisor Position Open as of March:** Jerry noted that his term is up in March and he will not run again, which opens a Supervisor position for a three-year term.

REPORTS/CORRESPONDENCE:

- Social Gathering for Board and Spouses Monday, Jan. 18 at Birchwood: No-host, No business discussed.
- Updated Roland Township Zoning Ordinance printed and distributed to the board; is available on the website.

Meeting adjourned at 8:25 p.m.
Glenore Gross, Clerk/Treasurer