

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, February 12, 2018
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The Roland Township ZONING BOARD was called to order at 7:10 p.m. February 12, 2018, in the Quilt Inn meeting room by Board Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg and Adam Norling in attendance, also Clerk-Treasurer Glenore Gross. Supervisor Michael Sivertson and Zoning Administrator Tim Kihle were absent. Also attending were Mike Manston/Mirror and Addie Berg, township assessor.

Minutes: January 8 minutes were approved as written.

Treasurers Report was presented, with balances of CDs \$155,261.85, Savings \$152,269.7 + \$100,032.88, Checking \$67,717.42, and request to pay bills of \$14,708.52 as submitted and corrected. *MOTION by John W to approve the Finance report and bills to pay, 2nd by Adam N. CARRIED.*

ZONING ADMINISTRATOR REPORT:

In Tim Kihle's absence Mike H reported on two permits being requested, including one to allow only a bedroom, bath and loft in back of a storage building but no kitchen, since living quarters are not allowed. Board addressed the following request:

- Variance due to Sewer Setback – Scott Herslip/Eastshore Pk: Using same front footprint as cabin being replaced, new 28x60 modular needs shoreline variance due to placement determined by 10' sewer line setback required; will be in line with others nearby. *MOTION by Adam N to allow the Variance due to the required sewer line setback; 2nd by John W. CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Record on Appeal for Denied Storage Buildings – Josh Kringen-Ken Herslip/Twin Oaks Lots 41-42-43 - Update:** Vern noted information has been received from Atty Hankla on progress to date; township's brief is to be filed by March 9, with input to be prepared by Hankla.
2. **Plat Approval Response to J Harris – Adjacent to Lot 1 Birchwood Hgts 2nd Subdivision - Update:** No response from Harris but Mike H reported conversations with Kramlich, realtor for the property, which indicates issues with platting, sewer versus septic, and potential lot sales will continue.
3. **Plat Approval from Road Adjustment in Section 25 - Update:** Mike H and John W will meet with affected owners at Wold Engineering to go over the survey results prior to board approval of plat changes.
4. **Fence Torn Down and Camper Parked 3' from Garage – Robert Riffey/Lake Met Park - Update:** Vern J talked with Riffey; owner of camper not yet located.

NEW ZONING BUSINESS:

1. **Joint Committee with Rec Service District for Proposed RV Ordinance Amendments:** Committee has met; report is being prepared by Mike McIntee.
2. **Concerns with Zoning Administrator Position:** Board was not informed by Tim that he would be absent for an extended time and he did not arrange for an alternate fill-in as has been done with past administrators; this also occurred last year. Adam N reminded the board he flew back to be at a meeting then when needed and has been in contact with owners by phone or email. Mike H has been dealing with in-person permit questions in the meantime. Clerk provided an outline of zoning administrator procedures as a reminder of the expected duties of the position. John W suggested scheduling a performance review when he returns. Clerk also provided a chart of permit fees received versus income paid over past years for review.

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GENERAL MEETING CALLED TO ORDER AT 7:40 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Proposed Roadway Vacation Squaw Pt Area - update:** No word from Atty McIntee on progress.
2. **Lake Metigoshe Cabin Road Paving Project - Update:** County Commissioners did not offer support at this time. Vern suggested board wait for support from area owners before moving ahead with another project. Discussion included proceeding with repair of bad pavement by removing it and adding fabric and gravel. Mike H reminded the board that going back to gravel would be more costly in the long run, also that waiting to repave means more areas would need greater preparation at more cost.
3. **Tree Clearing - Update:** Tim Hoffman agreed to remove a dangerous tree.
4. **Mower Purchase - Update:** Mower expected to arrive in March.
5. **Road Issue Updates:** Snow that was cleared and covered a sewer line had to be moved back. The county has now started trimming trees after a maintainer's mirror was broken off.

NEW GENERAL BUSINESS:

1. **Assessor Report in Preparation for Equalization Meeting:** Addie Berg presented her Letter of Recommendation with the sales ratio report from good residential sales, showing the township is at 99.2%. State requires sales ratio between 90% and 100%. She recommends review and adjustment of land valuations for areas which are experiencing new development and have seen significant sales. A chart of sales was provided for board review, representing market value (true and full value) for lots in these areas. These sales will be a primary basis for making land adjustments to current valuations. Addie explained that after land is assessed a value, it is reviewed for discounts or obsolescence for improved and unimproved (no sewer, electric, access, etc.) land. Much discussion was held related to understanding the methodologies used in determining land values, with the desired result to be fair and equitable. *MOTION by Mike H to approve Assessor Berg's recommendations per her review of valuations; 2nd by John W. VOTE: Adam-Y, Mike-Y, John-Y, Vern-Y. CARRIED.*
2. **Share Lake Water Testing Cost:** *MOTION by Adam N to continue with sharing the cost of water testing as done previously; 2nd by Mike H. CARRIED.*
3. **Consider Budget Proposal for Annual Meeting:** After discussion, board agreed to add \$20,000 to the 'Road Repair: Cabin Roads' fund, bringing the proposed levy to \$188,300; except for removing income from Oil and Gas fund which ended this year, all other amounts were left the same.

➤ **REPORTS/CORRESPONDENCE**

- Report from County Township Officers Meeting Feb 5: Vern said county rates will be going up again. He brought sets of ND Century Code replacement pages for each as provided from the state township association.

Meeting adjourned at 9:00 p.m.
Glenore Gross, Clerk/Treasurer