

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, February 13, 2017
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The Roland Township **ZONING BOARD** was called to order at 7:05 p.m. February 13 in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg, Adam Norling and Michael Sivertson in attendance; also Clerk-Treasurer Glenore Gross. Tim Kihle was absent. Five visitors attended.

Minutes: January 9 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$154,483.96, Savings \$151,313.69, Checking \$133,727.66; approval to pay bills of \$ 13,771.58 as submitted, with addition of Road Department bill which had been left off the report.

ZONING ADMINISTRATOR REPORT:

Tim left word that he has two pre-permit applications under consideration but no current permits.

OLD (Unfinished) ZONING BUSINESS:

1. **Potential Ordinance Amendments for Boathouse Issues:** No update this month.
2. **Consider: When are Permits Needed, e.g. Covered Wood Storage:** Settled last month, agreed that if it's a structure it needs a permit.
3. **Consider: Amendment to RV Conditional Use Permits:** Board discussion centered on how difficult it is to monitor 14 days of use before requiring a permit; Mike H suggested dropping the 14 day requirement and say that an RV in RE-1 or RE-2 for any length of time should require a permit. This would also help with those who say the RV is just for storage but has the appearance of being lived in. Adam suggested the permit could be seasonal, with winter storage allowed without a permit. Adam and Mike H will form a committee with Tim to work on wording changes. Once proposed changes are accepted by the board, a Public Hearing is scheduled to allow public input before amendments would be added to the ordinance.

NEW ZONING BUSINESS:

1. **Added: Question of Access over Bike Trail and Lack of Permit/Henes:** Addie Berg questioned the board regarding access to Don Henes' trailer since it crosses over the bike trail, whether damage potential and liability could be an issue, as well as not locating a permit for it. Since the bike trail is a Lake Metigoshe Improvement District project the responsibility would lie with them. The board is aware of road repairs Henes has made and his plans for improving the pond with a trail open to the public and did not address the permit issue.

GENERAL MEETING CALLED TO ORDER AT 7:20 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Assessment District - Update:** Clerk presented the final count for the paving district vote: with estimated project cost of \$3,486,500 the Yes votes came in at the equivalent of \$1,028,000 and No votes at \$829,000 which comes to 55.4%. Requirement to pass is 60%. Vern said a number of people told him they thought not sending in a vote would count as Yes, and urged the board not to give up on the paving project. Atty Bakke responded to his query by saying that the project could be resubmitted with a minor change and suggested meeting with Brad Robertson to consider options. Jim Dignan thought fixing just the 10% of the roads in bad shape now would suffice with plans for overlay in the future. Mike H said if the roads went back to gravel the cost to protect manholes with concrete would cost about ¼ million. Options are being considered.
2. **Abandon Trailway - Olson/Lot 13-14 Minot Beach & ADDED - Kornkven/Lots 10-13:** Due to issues with a lot line disagreement and the report that Atty Boyum has said the township does not have authority to close the trailway, this will be given to Atty Rick McGee to discuss with Atty Boyum to see what the answer is.

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3. **Loon Lake Rd Reconstruction/Thompson:** Mike H and John met with David and Earl Thompson regarding the loss of farmland with the realignment of the road. Mike H said they determined loss of 12 hay bales at \$60 each and the cost of alfalfa seed and hay to be \$200 as fair reimbursement for Thompson plus the township would cover the cost to replat the site. They will meet with Lyle Thompson who owns adjoining land to suggest making a swap of parcels to complete the settlement. *MOTION by John that the township agree to pay David Thompson \$720 for loss of hay in 2016 and for adding alfalfa and hay seed in 2017 at \$200 for a reimbursement of \$920; 2nd by Adam.* Mike said the County will be back to clear rocks and fix the ridge. *Roll Call Vote: Adam-Yes, Mike H-Yes, John-Yes, Michael S-Yes, Vern-Yes; CARRIED.*
4. **Road Issue Updates/Mike H:**
 - Snow Removal Continues.
4. **Water Sample Testing:** *MOTION by Mike H that Roland Township continue to share the cost of future water sample testing; 2nd by Adam; Voice Vote - CARRIED.*
5. **Mower Update:** A potential applicant was suggested but advertising for the position will be done. Jim Dignan explained what repairs were needed, Jeff Soland said he would assist with fixing it and was told he should submit hours worked for reimbursement by the township. John said mower repair should be made part of the job description. Clerk gave Vern a notice from Gooseneck that the tractor warranty will soon expire; he will contact them for the things to be done.
6. **Security Cameras/Update:** Nothing new; will remove from agenda for now.
7. **Incorporation Study:** No updates. Will remove from agenda.

NEW GENERAL BUSINESS:

1. **Budget Plan for Annual Meeting Proposal:** Board discussed the possibility of learning from the county the breakdown of tax funds received from Lake property, including Loon Lake and Lake MacArthur, versus rural; Addie Berg offered to check. More funds are spent on fixing rural roads than lake roads although the majority of funds come from the lake. *MOTION by Michael S to add \$20,000 to the Blading/Graveling budget, 2nd by John, CARRIED. MOTION by Mike H to add \$5,000 to the Road Repair/Culverts budget, 2nd by Adam.* Mike said Harts road would be needing culverts but maybe wait until 2018. *CARRIED.* These result in a levy request of \$171,000. Clerk said adjusted budget amounts can be requested until October; proposed budget will be decided March 13 for the annual meeting.
2. **ADDED – Liquor License Update/Kringen – Twin Oaks:** Kringen had asked for a new liquor license for the changed venue and brought it to the meeting for approval. *MOTION by John to approve the request, 2nd by Michael S, CARRIED.*
3. **ADDED – Brief Equalization Note/A Berg:** Assessor Berg said the township is seeing more sales but at this point they are within the tolerance allowed by the state. Some sales at higher than tax value appear to be due to extensive interior remodeling which does not require a permit so there isn't notice to the assessor but it affects the sales price. Berg will pursue interior inspections for value adjustment when needed.

➤ **REPORTS/CORRESPONDENCE**

- None offered.

Meeting adjourned at 8:05 pm
Glenore Gross, Clerk/Treasurer