

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, April 10, 2017
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The Roland Township **ZONING BOARD** was called to order at 7:10 p.m. March 13 in the Quilt Inn Meeting Room by Vice Chairman Mike Hall with Supervisors Adam Norling and Michael Sivertson in attendance; also Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Vern Jacobson and John Warberg were absent. Two visitors attended.

Minutes: March 13 minutes were approved as printed, also March 21 Reorganization minutes. **Treasurers Report** was accepted as presented: CD Balance \$154,736.78, Savings \$151,465.46, Checking \$187,870.60; and approval to pay bills of \$ 2,294.25 as submitted. Clerk noted plans to move some funds into savings.

ZONING ADMINISTRATOR REPORT:

Kihle currently has a number of pre-permit applications in process, with one permit for demolition turned in. The following variance request was discussed:

- Request for Side Lot Setback – Kolosky/Metigoshe Estates: Placement of mobile home on 80' wide lot leaves 7-½' setback on one side and 3' on the other, but a road easement several feet inside that line prevents future placement of another structure on that adjacent property; the variance has been signed by the owner. All other setbacks are met. *MOTION by Adam to approve the Variance as requested, 2nd by Michael, CARRIED.*

OLD (Unfinished) ZONING BUSINESS: (Addressed at end of meeting in the event absent supervisors might arrive late for full board discussion.)

1. **Consider: Amendment to RV Conditional Use Permits:** Adam suggested eliminating the provision of a 14 day limit for use without a permit and replace it with a 5-day permit for 'additional RV/Campers', providing they meet all setback requirements, as well as have provision for storage and disposal of wastewater. If an RV is only stored and not used it would not need a permit, but use of an RV for recreational purposes from May 1 to October 1 would require a permit. Mike questioned his use of plural 'RV/campers' which Adam said could allow as many units as would fit on a lot with proper setbacks, which is what happens on holiday weekends anyway. Mike noted that complaints come from neighbors having noise and commotion from too many units on a lot, and would prefer leaving the ordinance at one unit with one temporary additional unit allowed. Adam questioned what the ordinance is trying to regulate, having less people or less sewer load, and also suggested \$100 as the permit fee. A public hearing is required where the public can express their thoughts on the proposed amendment before board approves changes. *MOTION by Adam to amend the ordinance to allow additional RV/Campers up to five days as long as all setbacks are met - 7-1/2' side lot, 30' to road, 50' to shoreline – and charge a permit fee of \$100 per RV for a 5-day permit, or for any use May through September, with the Public Hearing scheduled prior to the next board meeting, May 8, at 6:45 pm. 2nd by Michael. CARRIED.* [See end of minutes.]
2. **Potential Ordinance Amendments for Boathouse Issues:** Adam proposed excluding existing boathouses from Section II.C.1. which limits the allowed cost of repair to a non-conforming structure to not more than 50% of appraised value, and changing Section II.E.7.b. to: "Repairs necessary to keep such a structure in use are allowed as long as there is no change in the size or dimensions; a permit is required." Discussion included points such as people should be able to fix what they have; lodging, patios, balconies are banned for boathouses but still being used anyway; a 2-story boathouse should be reduced to one-story, otherwise keeping the same footprint should be allowed, as should being able to use a roof as a deck. People who have boathouses want them but want to be able to fix them up, and being close to the water it shouldn't be a problem having them closer than 7 ½' to the side lot line. *MOTION by Adam to allow repairs necessary to keep structure in use as long as there is no change in footprint, no second stories will be allowed but use of roof as a deck will be allowed, or a roof up to 4/12 pitch; 2nd by Michael. CARRIED.* This will be added to the Public Hearing May 8.

NEW ZONING BUSINESS:

None offered.

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GENERAL MEETING CALLED TO ORDER AT 7:20 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** Discussion continues with attorney and engineering firm on proposed revision of project for possible resubmission.
2. **Abandon Trailway –Minot Beach:** Delayed due to lot line questions among requesting parties.
3. **Loon Lake Road Reconstruction:** Final plat was received from Wold Engineering for signature; all parties appear in agreement. *MOTION by Adam to approve the plat as presented, 2nd by Michael, CARRIED.* Clerk will have Chairman sign the plat then record it with the Register of Deeds.
4. **Road Issue Updates:** Water flowed over Harts Road and others; several culverts have needed cleaning out, with lots of beaver activity adding to the problem. The County has been tied up with flooding in the south county but will do needed repairs when they can. The roads with previous drainage issues that received major fixes have been good. A culvert on 16th Ave NE was determined to be bad due to steam arising from the road when being cleaned out, so replacement will need to be considered.

NEW GENERAL BUSINESS:

1. **Weed Board Appointment:** Earl Roland has consented to continue as Weed Board representative; clerk will send the mileage reimbursement and a thank you from the township.
2. **Mower Employee Advertising:** Board has been contacted by at least one party interested in replacing Jim Dignan; Michael agreed to contact him regarding the position before an ad is placed. Clerk will provide estimated hours and salary range.
3. **Added - Mower Repairs:** Jeff Soland will be doing more repairs to prepare for this season; he hasn't yet provided any record of hours served. *MOTION by Adam to get gift certificates at \$50 each from Birchwood and A-Frame as a thank you; 2nd by Michael. CARRIED.*
4. **RV Lot Sales – Jerry Harris/Birchwood:** Vern received plans from Harris showing he is proposing ten 15,000 sq ft lots in the former trailer court; however with not being hooked into the Rec Service sewer system the minimum lot size is one acre. Mike has turned the information over to First District Health Unit which has authority over trailer parks; he noted that if one lot sells it will void the old sewer system which had been grandfathered in.

(Board returned to Old Zoning business at this point.)

➤ **REPORTS/CORRESPONDENCE**

- NDIRF Annual Meeting to be held in Bismarck May 10; township has voting privileges.
- Lake Metigoshe Improvement Association meeting is June 3 and includes a Back to the Lake party.

Meeting adjourned at 8:55 p.m. but was later agreed to reconvene with a full board as soon as possible.

The Board reconvened Tuesday, April 11 at 2:00 p.m. in the Rec Service District meeting room with all supervisors and Tim Kihle present. Discussion on the proposed amended RV Permit regulations resulted in the following: *MOTION by Adam to amend the originally proposed regulation as "One additional RV/Camper may be used with a 5-day permit provide it meets all setback requirements (as listed) and has provision for storage and disposal of wastewater; an additional two RV/Campers may be issued 5-day permits for the three major holiday weekends providing they meet the same setback requirements;" with the remainder of the original motion intact. 2nd by Mike. CARRIED with 5 YES votes.* Board agreed to plan to send out letters to all property owners with information on any changes resulting from the Public Hearing May 8.

Meeting adjourned at 3:15 p.m.

Glenore Gross, Clerk/Treasurer