

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, April 11, 2016
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The Roland Township **ZONING BOARD** was called to order at 7:05 p.m. April 11, 2016, in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors Mike Hall, Adam Norling, John Warberg and Michael Sivertson; Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Nine visitors attended.

Minutes: March 8 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$153,960.13, Savings \$150,554.66, Checking \$172,841.49; with approval to pay bills of \$4,244.08. RV CUP renewals have been received but not yet deposited, also the remaining payment on the Minot Beach drain project.

ZONING ADMINISTRATOR REPORT:

Tim presented six permits and two Certificates of Zoning Compliance. The following were discussed:

- **One Permit or Two for Two Structures on Same Lot Same Time Frame – Romine/ThCove-Loon Lk:** After discussion, board agreed one permit was acceptable, with total square footage of both to be added together to determine the permit fee.
- **Road Variance for Shed – Currie/NLkPark:** Request for a road variance for a 12x14 shed to be 25 feet from the road as the neighbor's lot runs at an angle and the shed has to be more towards the road to meet the side setback. *MOTION by John to approve the road variance, 2nd by Michael S, 5 YES -CARRIED.*
- **Permit for Multiple Decks - Kringen/Twin Oaks:** Board discussed whether one permit for decks off six units at Twin Oaks was acceptable; Kringen said he is still the single owner, but the units are being offered for sale as individual condominium units. Board agreed that if any of these units have been sold to others, the new owner would be responsible for a separate permit and separate payment.

OLD (Unfinished) ZONING BUSINESS:

1. **ReVisit Boathouse Amendments:** Mike said he now suggests the only change in the ordinance be to allow the option of a flat roof in the definition of a Boathouse. *MOTION by Mike H to schedule a Public Hearing to amend the Roland Township Zoning Ordinance by adding the option for a flat roof to the definition of Boathouse, to be held at 6:45 pm prior to the regularly scheduled May 9 meeting; 2nd by John. 5 YES – CARRIED.* Adam suggested the board should still seek common ground to find a way to clean up wording that will allow the ability to fix up boathouses.
2. **Fence on Property Line – Romfo-Thorson/Longview:** Tim received a permit and payment of \$40 from Thorson's (double the fence fee for proceeding without a permit) but was told Romfo would not sign the permit to have it on the property line. Mike H said previous practice has allowed a fence at 7 ½' from the property line if there is not agreement from the neighbor. Thorson's have indicated they are willing to move the fence. Tim will prepare a new permit.

NEW ZONING BUSINESS:

1. **Trailer too Close to Shoreline – Larson/Larson Beach:** Tim checked the site noted last month and reported a 5th wheel RV has been set up on blocks and appears to be 10' from shoreline. Clerk did not recall if a permit had been issued last year and did not have the current list in hand. *MOTION by Mike H that if a permit has not been issued to send a letter to the owner to get a permit and do what's necessary to be in compliance; 2nd by Adam. CARRIED.* [NOTE: Clerk found a 2015 permit was issued for 18' from shoreline but no Variance was completed; previous Zoning Administrator Rob Peck said it had been discussed with the Larson's neighbor who indicated agreement with placement; no paperwork was presented at the time.]

COMMITTEE REPORTS:

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

GENERAL MEETING CALLED TO ORDER AT 7:45 pm.

OLD (Unfinished) GENERAL BUSINESS:

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1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** The committee of Vern, Mike, Dwight Eckart and Addie Berg are still working on the formula to use for assessing owners in the most equitable way they can find. Discussion on questions raised by visitors regarding the extent of the project, proposed cost and timing of proceeding with the process was held. The electorate will have the final yes or no vote on the project, perhaps by late summer.
2. **Possible Township Involvement in Real Estate Proceeding – Lot 18-20 Minot Beach:** Atty Rick McGee has determined the Quit Claim deed appears to intend to leave the platted trail along Minot Beach property as public access; he is waiting to receive the Judge's ruling.
3. **Road Issue Updates:**
 - Mike H and Jim Dignan have updated the mowing map for the county; Jim plans to mow a greater percentage of roads than previously.
 - The Svingen Road has been named a truck route for possible oil activity and is thus eligible for cost share on graveling, which Mike H will pursue.
 - Mike H attended the county's Gravel meeting, learned there is a water truck available which may be useful for cutting down dust on roads that receive complaints.
 - The Minot Beach drain project appears to be working as planned.
 - Holes in asphalt roads around the lake could use about \$2,000 worth of fill; Mike H will get an estimate.
 - Highland Road again needs fill; *MOTION by John to proceed with filling holes on Highland Road, 2nd by Adam; CARRIED.* Jeff Soland reported there was a rollover on a curve there that was claimed to be due to a hole in the road, although speed may have also been a factor.
4. **SRF Consulting Proposal:** *Discussion tabled for future request for county assistance with funding.*

NEW GENERAL BUSINESS

1. **Consider Improvement to Section Line Road (104th St NE) – James Pollard/ThCove-Loon Lk:** Pollard requested consideration of improvements to the road, since it is the access from the Lake Road to Thompson Cove-Loon Lake as well as to Game & Fish and Wildlife Club public land, and has seen much increased use with the residential growth at Loon Lake. Where it curves around a slough it appears to be especially in need of improvement such as widening, or at least lowering the speed limit. Mike H will take pictures and bring information to County Road Supt Ritchie Gimbel to get a plan together.
2. **Added: Consider Continuation of Water Sample Testing:** Mike H requested board input on whether to continue to conduct water testing next summer, perhaps adding a test for nitrates as suggested by an attendee at the annual meeting. The cost would be increased somewhat for the added test. John asked what would happen if nitrates were found; very minor counts for e coli have been found to date and Mike H expects nitrates are not likely to be an issue as well. If any were found the state would come in. Counts for e coli for the past three years have been far below the threshold set by the state. *MOTION by John to hold off on testing for two years and reconsider in 2018; 2nd by Adam, CARRIED.*

REPORTS/CORRESPONDENCE:

- Clerk distributed notes for board information for the Equalization Meeting (John and Adam will be away and not able to attend).
- Clerk noted invitation from NDIRF for township representative to attend annual meeting in Bismarck on May 11.

Meeting adjourned at 8:20 p.m.
Glenore Gross, Clerk/Treasurer