

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL MEETING, April 8, 2019
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The **PUBLIC HEARING for a Request to Vacate Platted Roadway in Solpers 3rd Addition** was opened at 6:50 p.m. by Chairman Vern Jacobson in the Quilt Inn meeting room, with board members Mike Hall, David Thompson and John Warberg in attendance, along with Clerk Glenore Gross and Zoning Administrator Tim Kihle. Five guests were in attendance. Attorney Mike McIntee presented the request on behalf of John Nordgaard, owner of Lot 5 along the platted roadway which has not been cleared or used as a road but is mainly trees and brush. The portion to be vacated was amended from the initial request so that it did not infringe on the road as used. McIntee reported that the required procedures for publication and notices have been followed. He noted that owners along the roadway will have the option to add the vacated footage to their adjoining lot, for which they would then be taxed. If the board approves the request, McIntee will file paperwork at the County Recorder's office. With no other input offered, hearing was closed.

The **Roland Township ZONING BOARD** was called to order at 6:55 p.m. with attendance as noted above. Supervisor Michael Sivertson was absent.

Minutes: March 11 Board minutes and March 19 Reorganization minutes were approved as written.

Treasurers Report was presented, with Cash/Fund balance of \$568,156.70 and request to pay bills of \$27,666.15 as submitted, with \$950 in RV CUP permit revenue to be deposited. *MOTION by John W to approve the Finance report, 2nd by David T. 4 YES = APPROVED.*

ZONING ADMINISTRATOR REPORT:

Tim presented three permits and one Certificate of Completion for the files. The following were addressed:

- **Request for 20' Shoreline Variance – Fossum/Squaw Pt:** Plan includes replacing current cabin with a new structure to remain at the same distance from the shoreline which lines up with adjacent structures, at 30' to high water line rather than 50' per the zoning ordinance. *MOTION by John W to approve the 20' Variance request, 2nd by David T. 4 YES = APPROVED.*
- **Variance for Planned Fire Department Expansion:** Mike H said the Recreation Service District (RSD) will need to provide a Variance to allow 17' between buildings rather than 25' per the zoning ordinance for Commercial zones; he wanted board approval for the Variance before the RSD signs it. *MOTION by Mike H to approve a Variance allowing 17' between Recreation Service District building and proposed Fire Department building, pending RSD approval of the Variance at their next meeting; 2nd by David T. 4 YES = APPROVED.*

OLD (Unfinished) ZONING BUSINESS:

1. **None:**

NEW ZONING BUSINESS:

1. **Damaged Fence from Snow Clearing Activity – Mark Adams/Burnetts Rd:** Adams provided photos of the damage to new cedar fencing caused by errant snow plowing by county personnel. Mike H will notify the County Road Superintendent for possible replacement; clerk will respond to Adams.

COMMITTEE REPORT: RV Ordinance Committee – No report.

GENERAL MEETING called to order at 7:20 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Project – Update:** Clerk has Mayo Contract & Performance Bond in hand. Vern J has bank financing offer for \$2.6 million; 10 year = 3.9% fixed, 12 year = 3.94%, 15 year = 3.98%, with Board to choose term desired. Bonding attorney raised a concern with using the county pledge of \$100,000 a year for five years in recalculating the assessment, since the funds won't be released until the project is complete; however the board discussed the resulting complication for those who would chose to pay their assessment in full up front and suggested the township could cover that

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amount and then be reimbursed by the county's pledged funding. *MOTION by John W to approve the funding option of \$2,600,000 for a 10-year term at 3.9% bank interest; 2nd by Mike H. 4 YES = CARRIED.* Board signed the Certification for \$2,600,000 Bond to be forwarded to the bonding attorney, with the new assessment amounts yet to be determined, after which the hearing date for appeals will be set.

2. **McCloud-Roadside Ranch Paving Petition – Resolution to Accept:** Per NDCC requirements, board needs a resolution that accepts the road paving district petition presented by the committee and names the project. *MOTION by Mike H to accept and name the Roadside Ranch McCloud Addition Paving Project 2019; 2nd by John W. 4 YES = CARRIED.* Mike H said the road inspection was done earlier today, with drainage issues a major aspect to be considered along with a need to upgrade the roadbed.
3. **SRT Fiber Optic Installation – Update:** Trucks are in the vicinity, will start work when frost is out. Board suggested the tightest spots and dead end roads should be done first, and expressed concern over the extent of time needed to complete a bore line to each house as well as potential conflict with the paving project.
4. **Highland Road Easements:** Nothing yet.
5. **Road Issue Updates – Mike H/David T:**
 - A culvert installed last year at Larson's Marina helped drainage except it now flows into the Campbell house; a bid from the county to install a smaller culvert to the lake is about \$8,000.
 - Repairs are being ordered to get roads ready for paving.
 - David T checked rural roads, no spots currently need gravel but much discussion was held on quality of gravel supplied last year since it had too much clay and will need replacement. Board questioned being charged full price for replacement and what other options could be available.
6. **Address Cost of Fixing Cuts in New Pavement:** With new pavement on cabin roads, the problem of how to cover the cost of fixing cuts in the road during construction or repairs has been under consideration since it will not be considered acceptable to fill new cuts with pea gravel. To fill a cut with hot mix costs about \$4,000. Mike H suggested collecting payment up front when a permit is requested that involves a road cut for sewer connection, etc. so that funds would be in place when hot mix repairs can be made. *MOTION by Mike H to add a Pavement Cut Fee of \$4,000 to the Fee Schedule of the Roland Township Zoning Ordinance, to be collected at time of permit request; 2nd by John W. 4 YES VOTES = CARRIED.* Per the zoning ordinance, the board has the right to make changes to building permit fees.

NEW GENERAL BUSINESS:

1. **Roadway Vacation Request – Solpers 3rd Subd/Atty McIntee:** With no further discussion, *MOTION by John W to approve the Road Vacation Request as presented; 2nd by Mike H. VOICE VOTE: David T-YES, Mike H-YES, John W-YES, Vern J-YES. MOTION CARRIED.* Mike H noted for Tim to keep an eye on potential drainage issues during the building process.
2. **Quiet Title Request – Paul & Lisa Olson/Minot Beach – per Atty Erin Conroy:** Board agreed to table the item since they weren't clear on what was expected of the township. Previously the board was informed they have no jurisdiction on the Minot Beach "trailway", and if there is any property line dispute the board does not get involved. Clerk will request clarification from Atty Conroy.

➤ **REPORTS/CORRESPONDENCE**

- County 2019 Rate Sheet/County Mowing Map/County Blading + Maintenance Map shared by Clerk.
- NDIRF Annual Meeting, May 22, 9:30 a.m. Bismarck.
- 2020 Census Decision to Participate in New Construction Survey – Board agreed township is not responsible.

Meeting adjourned at 8:05 p.m.
Glenore Gross, Clerk/Treasurer