

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL BOARD MEETING, May 9, 2016
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A **PUBLIC HEARING** to consider a proposed **amendment** to the Roland Township Zoning Ordinance was opened at 6:50 p.m. May 9, 2016, at the Quilt Inn Meeting room by Vice Chairman Mike Hall with Supervisors John Warberg and Michael Sivertson; Zoning Administrator Tim Kihle, and Clerk Glenore Gross in attendance. Vern Jacobson and Adam Norling were absent. Seven visitors attended. The amendment adds the option for a flat roof in the definition of boathouses and water-oriented storage sheds:

- 10) **BOATHOUSE:** A structure designed and used solely for the storage of boats or boating equipment. Defined as a single story building, minimum dimension of eighty square feet (80 sf) to a maximum of two hundred square feet (200 sf), not to exceed eight foot (8') side walls, minimum flat or 3-12 pitch to a maximum 4-12 pitch roof, new exterior construction, colored to blend in with natural surroundings, accessible to water no closer than seven and one-half feet (7 ½') or more than ten feet (10') from the normal high water mark. CANNOT BE USED FOR LODGING, PATIO OR BALCONY. [See Section II.7. Boathouses]
- 76) **WATER-ORIENTED STORAGE SHED:** An above-ground building used solely for the storage of recreational type equipment, maximum area of one hundred forty-four square feet (144 sf); not to exceed eight foot (8') side walls, minimum flat or 3-12 pitch to a maximum 4-12 pitch roof, new exterior construction, colored to blend in with natural surroundings, accessible to water; located no closer than seven and one-half feet (7 ½') from the ordinary high water level and no closer than seven and one-half feet (7 ½') from the side lot line. CANNOT BE USED FOR LODGING, PATIO OR BALCONY.

After introducing the proposed amendment, Vice Chairman Mike opened the floor for public discussion. Questions included what could be stored in water oriented storage sheds and what structure sizes are allowed. With no further input, hearing was declared closed.

Vice Chairman Mike Hall called the Roland Township **ZONING BOARD** to order at 6:55 p.m. with attendance as listed above; another visitor arrived later.

Minutes: April 11 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$153,960.13, Savings \$150,631.38, Checking \$175,495.53; with approval to pay bills of \$6,105.75. Four RV CUP renewal payments have been received but not yet deposited.

ZONING ADMINISTRATOR REPORT:

Tim presented eight completed permits, no new variances were requested. The following was discussed:

- **Query re: adding a shoreline retaining wall/Klein:** Information was provided via email for contacting the State Water Commission which has jurisdiction.
- *MOTION by John to accept the permits as presented, 2nd by Michael S, CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Trailer too Close to Shoreline – Larson/Larson Beach:** Tim said he found the camper was now 30' from the water rather than 18' as noted last year; after discussion regarding lack of issuing a variance last year *MOTION by Michael S to authorize issuing a variance for the camper 30' from shore, 2nd by John. CARRIED.* Later in the meeting Diane Lorenz questioned the ability of the board to approve a variance without signed agreement from the neighbors. Board authorized issuing a variance rather than requiring the camper be moved to 50' from the shoreline; variance still needs to be signed and returned.
2. **Boathouse Question – Khristy Erickson:** Erickson was told a boathouse cannot have a deck on the roof.

NEW ZONING BUSINESS:

1. **Discuss/Vote on Proposed Boathouse Amendment:** *MOTION by Michael S to approve the amendment to add flat roof as an option for boathouses and water oriented storage sheds as proposed, 2nd by John, CARRIED.*
2. **Proposed Duplex – Kohlman/Lot 5 Shores:** Plans for a twin home were submitted which appear to fit setbacks on the previously rezoned RE-2 lot. Tim will pursue getting the permit. Mike suggested to watch for tree clearing to not exceed the limit of 20% within 50' of shoreline.

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3. **Proposed New Plat – Barry Williams/Lake Louise:** Williams brought a preliminary plat for 10 one to two acre lots on the south side of Lake Louise, along Hwy 43. Zoning is RE-1, lot size is as required when no public sewer is available, a frontage road parallel to Hwy 43 will be provided off the north extension of Svingen Road and will be maintained as a private road, North Central will provide electrical service, water and septic will be up to individual owners. Williams will in the future seek to have the county close the section line road that is on the map but was never opened. Mike H requested to have Williams provide wording that the road will be maintained as a private road; the Board will address approval of the preliminary plat at the next meeting.

COMMITTEE REPORTS:

- *Development Agreement/Checklist for Zoning Admin: Vern & Tim.* On hold – but will soon begin meeting.

GENERAL MEETING CALLED TO ORDER AT 7:45 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** The committee is continuing to pursue methods of assessing costs.
1. **Possible Township Involvement in Real Estate Proceeding – Lot 18-20 Minot Beach:** No word received on the judge's ruling as yet.
2. **Road Issue Updates:**
 - Problem noted behind Larson Marina where paving appears to be caving in; county will check tomorrow.
 - Gravel for Loon Lake N. to the Y will take 200 yds at \$2,540, shared half with Homen Twp.
 - Gravel for 103rd St NE (past Schaefers) will take 525 yds for 1 ¾ miles at \$6,116.25.
 - Svingen Road has been estimated by the county for 600 yds of gravel per mile as a designated oil truck route, with county and township sharing the \$12,000 cost, if the county pursues this.
 - Loon Lake Road received yards of clay from John Warberg when it was graveled, the county will now provide a 20" culvert there for \$240 in trade.
 - *MOTION by John to proceed with gravel for Loon Lake N. and the road past Schaefers, 2nd by Michael S, CARRIED.*
 - John noted that the quality of aggregate isn't good, with too little sand it is gone within two years, also said gravel roads have washboard problems.
3. **SRF Consulting Proposal:** *Discussion tabled for future request for county assistance with funding.*

NEW GENERAL BUSINESS

1. **Speed Humps:** Mike H reported he has received a lot of feedback on where and where not to have speed humps. Committee of Mike, John and Rob Peck will do an inventory of speed humps on hand, mark a map for placement, to be done by Memorial Day weekend. Agreed to hold off for now on purchase of more.
2. **Reconsider Vote on Water Sample Testing:** Mike H and John both received negative feedback from the vote to hold off on water sample testing for two years; Mike H clarified that the Rec Service District still plans to do the testing and will test once for nitrates. John and Michael S both said they still agree with their previous vote.

REPORTS/CORRESPONDENCE:

- Clerk has WSI Certificate of Premium Payment covering township employees, this notice in lieu of posting at a place of business.

Meeting adjourned at 8:15 p.m.
Glenore Gross, Clerk/Treasurer