

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL MEETING, June 10, 2019
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The **Public Hearing** for **Lake Metigoshe Cabin Road Assessment Appeals** was opened at 6:45 p.m. in the Quilt Inn meeting room by Board Chairman Vern Jacobson, with Supervisors Mike Hall, John Warberg and Michael Sivertson in attendance, also Clerk Glenore Gross. Two visitors presented letters of appeal: Bruce Christianson, Burnetts 1st Addn, requested another look at calculating the front footage applied to his lot, believing it should be at the first category level rather than the second. He showed photos and explained that the road dead ends after his first 40' of frontage; the committee will re-check the map and road pavement plans to see if an adjustment is called for. Sue Hamilton, North Lake Park, did not appeal her assessment as much as question the method used to allocate the reduction in assessment when the bid came in lower than the estimate. Hamilton felt that reductions should be prorated based on assessment categories rather than applying an equal amount per owner, as per the published assessments list. Addie Berg explained the paving committee had compared different scenarios for applying the deduction and determined that prorating it equally ended up more equitable to all. With no further appeals the hearing was closed at 7:00 p.m.

The Roland Township ZONING BOARD was called to order immediately following the close of the hearing by Chairman Vern Jacobson with attendance as above plus Supervisor David Thompson and Zoning Administrator Tim Kihle. Eleven guests attended throughout the meeting, per the sign-in sheet.

Minutes: May 13 minutes were approved as written.

Treasurers Report was presented, with Cash/Fund balance of \$533,251.89 and request to pay bills of \$4,620.83 as submitted, and \$100 RV CUP revenue to deposit. *MOTION by John W to approve the Finance report as presented, 2nd by Mike H. 5 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim presented ten completed permits and mentioned other projects that don't need permits. He confirmed whether a plan to take down a dilapidated boathouse and rebuild it on the same footprint would be allowed, especially since the side setback is adequate; board agreed. The following RV CUP variances were addressed:

- **Fritel/Burnetts 1st – Road + Shoreline Variance:** RV to remain at 10' off the road.
- **B Nelson/Lk Met Park – Road Variance:** Currently parked at 19' but could move it another 4' from the road.

MOTION by John W to approve both variances, 2nd by Michael S. 5 YES = CARRIED.

- **Rezoning Application – Brian Glinz-Adam Nathan/106th St NE, Lagoon Area:** Requesting rezone from Agricultural to Commercial for Lot A Outlot 1 to be used for dock and lift displays/setups. Board agreed to set the required Public Hearing for 6:45 p.m. July 8, prior to the next regular meeting. Clerk requested plot plan drawings be submitted as per the application.

OLD (Unfinished) ZONING BUSINESS:

1. **Variance for Sys Deck Replacement:** Adjacent owners provided their signed approval for a variance for the deck replacement to be closer to the shoreline, at the same distance the cabin has been.

NEW ZONING BUSINESS:

1. **Consider Conditional Use Permit for Lulabelle's Ice Cream Truck:** Donnet Sivertson recently began operating an ice cream truck around Lake Metigoshe; she had inquired whether a township permit would be needed but it doesn't quite fit the Vending Permit. After discussion, *MOTION by Mike H to issue a Conditional Use Permit for Lulabelle's Ice Cream Truck with payment of a flat fee of \$25 for the season and CUP paperwork completed; 2nd by John W. 5 YES = CARRIED.*
2. **RVs and Conditional Use Permits:** Tim has been observing the coming and going of RVs and has issued a number of new permits along with renewals when he is able to make contact with owners.
3. **Updated Zoning Ordinance Notebooks:** Clerk prepared notebooks for the board with the current Zoning Ordinance, maps and relevant paperwork and noted that updates are also on the website.

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GENERAL MEETING called to order at 7:30 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. Lake Metigoshe Cabin Road Paving Project – Updates:

- **Mayo Construction Paving Progress:** Vern said Mayo started today, delayed due to load restrictions and finishing another job; their plan is to work Mondays-Thursdays, sunup to sundown, and be finished before July 4th. Some road access closures may occur, up to 3-4 hours, but they will allow room for emergency vehicles. A request to provide online access to the schedule was turned down due to the schedule being too unpredictable.
- **Change Order Request:** Three sites have no room to install needed culverts so a proposal to put in concrete valley gutters was suggested as a change order, at a cost of \$8,712. *MOTION by John W to approve the request for concrete valley gutters at Birchwood Bay, Minot Beach and Westergard, to be paid out of the Cabin Road Fund; 2nd by David T. 5 YES = CARRIED.*
- **Concrete Driveways-notification to owners:** It was agreed at the Pre-Construction meeting not to cut into the concrete driveways as proposed but use other means to match driveways to pavement.
- **Security First Bank of ND Account:** The account is now open with the first deposit at \$50,100.
- **Consideration for Specials Accounting – Chad Strand, PC:** Chad and Reno Strand met with Addie B and Glenore G to discuss providing accounting support for the Cabin Road Paving Specials. Their cost of services quote for taking on the project was higher than the board expected, which led Addie to prepare a counter-quote to continue her work to-date at less cost. She had already prepared the set-up information in a spreadsheet, is experienced with amortization schedules, is in a position to supply the needed information anyway, and would adjust costs downward if the workload was less than estimated. Two other local accounting firms had turned down a request to consider the option. *MOTION by John W to accept the proposal from Addie Berg for Specials Accounting for the Lake Metigoshe Cabin Road Paving Project; 2nd by Michael S. 5 YES = CARRIED.*

2. McCloud-Roadside Ranch Paving Proposal – Update: Early ballots received were 53% negative; one committee person attended the June 6 meeting. Clerk sent informational letters to the 32 owners.

3. SRT Fiber Optic Installation – Update: Mike H said they planned to have Rugby Pt done by Friday.

4. Highland Road Easements: Ritchie Gimbel, County Road Supt, is working on getting this settled.

5. Road Issue Updates:

- **Mowing** – Harvey Shultz has started mowing; bearings went out on the new mower, unknown why.
- **Speed Bumps** – Not planning to be used since they end up causing damage to pavement.
- **Cabin Roads** – Mike H reported on culverts needed; rails on the bridge by the dam will be replaced. Discussion on problems with parking around Rugby Pt that makes travel difficult for cars and impossible for fire trucks. Will research if “Fire Lane No Parking” signs can be used to keep one side of the road clear; suggested checking with a Fire Marshal, also would need the sheriff’s cooperation.
- **Rural Roads** – David T said graveling started today on Hart Rd and others, with load restrictions now taken off. In answer to John W’s question, for a road to be accepted as a township road for a new school bus route, it first needs to meet county standards.

NEW GENERAL BUSINESS:

1. None:

➤ **REPORTS/CORRESPONDENCE**

Meeting adjourned at 8:00 p.m.
Glenore Gross, Clerk/Treasurer