

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, June 11, 2018
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The Roland Township ZONING BOARD was called to order at 7:00 p.m. June 11, 2018, in the Quilt Inn meeting room by Board Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg and Michael Sivertson in attendance, also Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Adam Norling was absent; Vern had received word earlier in the day that he wished to tender his resignation from the board due to time conflicts but this was not addressed during the meeting. Twenty visitors attended per the register.

Minutes: May 14 minutes were approved as written.

Treasurers Report was presented, with balances of CDs \$155,790.18, Savings \$152,619.01 + \$100,282.49, Checking \$128,897.05, and request to pay bills of \$6,459.77 as submitted; Clerk noted \$250 for RV CUP fees have been deposited. *MOTION by John W to approve the Finance report and bills to pay, 2nd by Michael S. APPROVED.*

ZONING ADMINISTRATOR REPORT:

Tim Kihle had several new permits to present. The following were discussed:

- C Brossart/Twin Oaks (had been tabled) – The Park Model he moved to the back is on a lot rented from Josh Kringen; he has a Warranty Deed for the shoreline lot with the new mobile but it has not been recorded yet; tabled for confirmation of ownership.
- Cormylo/Burnetts 1st (had been tabled) – Permit mentioned living quarters but will be just sleeping quarters; variance requested to be closer to shoreline which is actually swamp with no adjacent owners; board will sign. *MOTION by Mike H to approve the shoreline variance; 2nd by John W. CARRIED.*
- Request for Shoreline Variance - J Stratton/Westergard: Replacing cabin torn down last year in same footprint which is 40' to shoreline and in line with adjacent properties. *MOTION by Mike H to approve variance for 40' to shoreline; 2nd by Michael S; CARRIED.*
- Request for Road Variance – Czech/Solpers: Requesting garage to be 15' from road with entrance to be parallel to the road. *MOTION by John W to approve 15' road variance; 2nd by Michael S; CARRIED.*
- Request for Road Variance – Guss/Green Acres: Request for 12x20 shed to be 20' from road, a grove of trees is between the shed and the road. *MOTION by Michael S to approve the 10' variance; 2nd by John W; CARRIED.*
- Request for Shoreline and Road Variances - Selfors/Roadside Ranch: Current cabin which they plan to remove is at 35' to shore and lines up with adjacent properties, garage in back is (or will be) 15' to road with parallel entrance; placement is restricted by sewer. Requesting approval for variance before design of replacement cabin. *MOTION by John W to approve shoreline and road variance as requested; 2nd by Michael S. Vern said board would want to see a drawing of the plan before approving a permit. MOTION CARRIED.*
- Request for Variance for RV CUP on ½ Lot – Kippen/Herbel-Squaw Pt: Owners have split the lot between them, requesting to have an 8x20 camper on the half lot, plus the one parked on Kippen lot. *MOTION by Michael S to approve an RV CUP for the camper on the half lot; 2nd by Mike H. VOTE: Mike H-YES, Michael S-YES, John W-YES, Vern J-NO. CARRIED.*
- Stevenson – Raise Boathouse (had been tabled) – Decided to tear boathouse down and not replace it; will raise garage instead for new concrete, no permit needed.
- Brad Kersten/Chiropractic Arts – Has set up a seasonal business in back of restaurant building next to Quilt Inn.
- Dwelling Unfinished After 3 Years/M Christianson: Kihle will reissue the permit.
- Fence 8' From Road – Todd Harris/Rugby Pt: Fence was started closer to the road, was told it needed to be 10'; one post now found to be at 8'. Will be told to move it back to 10'.

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GENERAL MEETING CALLED TO ORDER AT 7:35 pm to allow SRT representatives to address the following:

1. **SRT Proposal for Fiber Optic Installation to All Cabins:** Travis Nelson explained the extent of the project to replace copper wiring with fiber optics which offers phone/internet/security/TV to all cabins; hope to start in mid to late August after being able to talk to all homeowners, now about 75% done, although the contractor is yet to be determined, as is knowing when the project will be complete. Mike H affirmed township will adopt the same policy as the County regarding public road crossings, after our attorney looks it over. Nelson and Reed Rosencrans responded to questions from the board and public. The importance of keeping in contact was emphasized.

Returned to OLD (Unfinished) ZONING BUSINESS at 7:55 pm:

1. **Property Line/Fence Issue – Connoles + Ekstrom/Solpers Addn:** New fence begun by Ekstrom without a permit extends 4 ½" over the property line; Connoles' are adamant it needs to be moved. It replaces an old white fence and a temporary plastic construction fence. Connoles' indicated willingness to sign a variance to allow it less than 7 ½' from their property line, where the white fence has been. *MOTION by Mike H to send a letter to Ekstrom to remove the fence before the next board meeting, or be subject to a fine of \$200 per day, and have written agreement between the two parties. FAILED for lack of 2nd.* Board agreed owner could still be told to remove the fence, and with agreement from the neighbor could have it where the old fence has been. *MOTION by Mike H to send a letter indicating that during the meeting the adjacent landowners said they would sign an agreement for the fence to replace the white fence if the new fence is taken down; 2nd by Michael S. VOTE: John W-NO, Michael S-YES, Mike H-Y, Vern J-YES. MOTION CARRIED.*
2. **Sign Installation on Lake Loop Rd – Bahl/Dock Sales:** Framework for sign begun without a permit was removed. Bahl is negotiating for a 5 acre piece in Ag zoning where the Birchwood sign is, then will request a rezone to Commercial for his dock sales business.
3. **Condo Storage/Shop Building Proposal – Kringen-Herslip/Twin Oaks Lots 41-42-43 - Update:** No word regarding upcoming decision from Judge Benson.
4. **Fence-Camper Issue – Robert Riffey/Lake Met Park - Update:** Camper has been moved out.
5. **RV Parking Non-Compliance Question re Issuing Fines per Photos:** Still no response from attorney.

NEW ZONING BUSINESS:

1. **Fence 8' from Road – Rugby Pt:** Addressed in Zoning Report.
2. **Items Over Bank, Shipping Container on Lot – Heisler/Larson Marina area:** Tim K has attempted contact regarding the shipping container which has a 6 month limit. Board agreed to send a letter to require clean-up of the discarded items by the next meeting date or he will be subject to a fine of \$200 per day until clean-up, up to \$2,000.
3. **RVs Stored or Parked Too Close to Road/Proposed RV Amendments to be Considered:** Reminder that RVs cannot be parked too close to the road even if used only for storage; ordinance requires 30' from roadside. Vern J gave his notes on the proposed amendments from Atty McIntee to board members. Discussion on RV parked on Vallely roadside that has been told to be moved but owner refused, saying not until the neighbor's RV was also moved. Letter to be sent giving 7 days from the date of the letter or he will be subject to a fine of \$200 per day until moved, up to \$2,000.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigohe Cabin Road Paving Project – Update:** Committee will meet to consider assessment terms once the engineer's estimate is received. Public discussion revealed a desire for more input regard-

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ing how to set the assessments; suggestions can be sent to the Clerk. Letters will be sent to owners once the assessment is determined and a hearing date scheduled. Bids could go out this fall but paving would not occur until next year.

2. **New Mower/Tractor Maintenance/Mowing - report:** Tractor needed four new tires from hard use of previous years and weight of old mower. Mat Larson was hired as mower, Jim Dignan showed him around the 60 miles of roads and trails that have been mowed in past years. Dignan said the new mower is too wide for some of the cabin roads and the bike trail; board agreed the old mower could still be used for these areas.
3. **Road Issue Updates - Mike H:**
 - Culvert on road to Loon Lake needs replacement, rather than cut the hill down as once discussed; *MOTION by Michael S to proceed with the culvert replacement; 2nd by Mike H. CARRIED.*
 - Drainage issue was worked out where owner will pay half of cost to fix.
 - Speed Hump has been requested on Oakshore next to Vallely by black fence.
 - Chad Bullinger reported a Dead End road sign was knocked down by grader; County will replace sign. Also asked if road could be widened; John W felt road looks good now for the two fulltime residents.

NEW GENERAL BUSINESS:

1. **SRT Proposal for Fiber Optics:** See above.
2. **Request to Consider Proposal for Absentee Voting at Annual Meetings:** Val Zwak requested board pursue with the state township association a way for snowbirds to be able to vote at annual meetings, prescribed by Century Code to be held the 3rd Tuesday in March. Mike H reported on conversation with the state township officers President Roger Olafson who said it has been tried unsuccessfully for several years; with technology like Skype and a new secret ballot application it might be possible to consider.
3. **Budget Hearing to be Scheduled Between Sept 7-Oct 7:** Clerk reported on the new requirement for townships that levy over \$100,000 to hold a second budget hearing (besides the annual meeting vote). Board agreed to schedule it at 6:45 pm September 10 prior to the regularly scheduled meeting.

➤ **REPORTS/CORRESPONDENCE**

- *RV Ordinance changes proposed by Atty McIntee along with notes by Vern J were given to the board to prepare for discussion at next month's meeting.
- *Vern reported briefly on the Comprehensive Plan seminar held in Minot by SRF Consulting; a big issue they covered was easements as in missile sites. They said a Zoning Map with color codes could also include sections with a code for "intended use", such as if farmland is sold for a new use.

Meeting adjourned at 8:55 p.m.
Glenore Gross, Clerk/Treasurer