

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, June 12, 2017
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The Roland Township ZONING BOARD was called to order at 7:00 p.m. June 12, 2017, in the Quilt Inn meeting room by Board Chairman Vern Jacobson with Supervisors Mike Hall and Michael Sivertson in attendance; also Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Adam Norling and John Warberg were absent. Eight visitors signed the attendance register.

Minutes: May 8 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$154,996.82, Savings \$151,612.40, Checking \$178,219.88; and approval to pay bills of \$5604.94 as submitted.

ZONING ADMINISTRATOR REPORT:

Tim Kihle presented five building permits and four RV CUPs for review. The following requests were discussed:

- Permit for RV on Golf Course Cart Barn area- Keplin/Birchwood Hgts: Board noted that only one RV would be allowed on this golf course acreage parcel since it is not otherwise platted.
- Replace Building Keeping Same Footprint – Andy Brown/NLkPark: Current storage shed to be replaced doesn't meet setbacks; board requested signed variances from adjacent owners before approving permit.
- Request for Shoreline & Road Variances for RV – Steve Fritel/Rugby Pt: RV is 14' to road and 25' to shoreline, was there last year but did not receive a permit. Fritel said there is no neighbor on the west side and no one else on that lift station; previously requested a variance to build but decided to use an RV seasonally instead. He added that they can now park parallel rather than back out into the road. Mike H said it appears workable as long as the RV is not there during winter. *MOTION by Mike H to approve both the road and shoreline variances for this season, 2nd by Michael S, CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. Appeal of Denied Permit – B Henschel/Rugby Pt: Henschel indicated via email an intention to appeal the denial of a permit to add to his garage; board had agreed that 8' to the road was unacceptable, particularly in that area. Mike H reiterated he has a history of not working within the ordinance for permits; that the snow issue was 'horrendous' in that area; if an 8' setback were allowed there, it would be 'setting us up for trouble'. Bob Garbe offered that it was more of a lean-to addition to the existing garage for storage. *MOTION by Mike H to require removal of the side wall of the extension/new addition; 2nd by Michael S. AMENDED by Mike H to add a deadline of 30 days to complete the removal or be subject to the fine process allowed at up to \$200 a day; 2nd by Michael S. Motion & Amendment CARRIED.*
2. Reconsider Proposed Amendment to RV Conditional Use Permits: *MOTION by Mike H that the Chairman and Vice President of the Rec Service District refer the proposal for RV amendments to their board to decide how to work with the township over winter on amending the ordinance, 2nd by Michael S. Mike McIntee referred to the board the need to first vote on the tabled motion. MOTION AMENDED by Mike H to reject the proposal to change the RV Ordinance as presented last month and have the Rec Service District and township board work together on presenting a new RV ordinance amendment proposal. 2nd by Michael S. Motion & Amendment CARRIED.*
3. Zoning Issues re Jerry Harris/Birchwood RV Sites – Kramlich: No further contact to date.

NEW ZONING BUSINESS:

1. Application to Rezone Parcel 2 Larson Beach – Steve Lorenz: Requesting to rezone from RE-1 to RE-2 Replat of Larson Beach Lot 2 Sec 11 Twp 163 Rge 75 to build a 32x34 2 story house where his camper is and allow Ron Lorenz to build where his camper is if he desires to in the future. The \$200 fee was paid. *MOTION by Mike H to schedule a Public Hearing to consider the rezone request July 10 at 6:45 pm, prior to regularly scheduled meeting, 2nd by Michael S, CARRIED.* Clerk will advertise as required.

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2. **Conditional Use Permit for Chiropractic Office – Brad Kersten/Birchwood Clubhouse:** Request to allow by Conditional Use Permit the use of the former clubhouse for chiropractic visits on a seasonal basis. Mike H said it appears to fit with the ordinance in the RE-2 zoned parcel and has adequate parking. *MOTION by Mike H to approve a Conditional Use Permit good for one year, 2nd by Michael S, CARRIED.*

GENERAL MEETING CALLED TO ORDER AT 7:30 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** Vern received no response yet from email inquiry to Atty Bakke on current status. The intention has been to consider options in July and schedule a public hearing in August for possible fall bids.
2. **Abandon Trailway – Minot Beach:** Attorney response is that the township does not have interest in the trailway, only if a township road would be involved.
3. **Pay Rate for New Mowing Employee:** *MOTION by Mike H to pay Carl Lee the same rate as Jim Dignan was receiving, 2nd by Michael S, CARRIED.*
4. **Road Issue Updates:**
 - **Speed Bumps:** Have been installed; are missing in a couple places and will be reinstalled where needed and/or wanted.
 - **Drainage for Abernathey/Roadside Ranch:** County personnel reiterated they would not approve putting a pipe under the Lake Road; plans for river rock and road adjustment still being considered.
 - **Culvert Replacements:** Road past Dwight Olson has two that need replacement with some road work, one at \$750 and one at \$2370.
 - **Underlay by Lunds:** To keep road from washing out with snow melt will need to clean ditch and fill slope at \$2225. Gravel and perhaps more underlay will be needed farther up the road but Mike H said to hold off on doing that for now.
 - *MOTION by Mike H to approve the three projects at the costs noted, 2nd by Michael S, CARRIED.*
5. **Added: Water Samples:** Mike reported the June water sample report shows continued good numbers.

NEW GENERAL BUSINESS:

1. **Proposal to Forest Service for Land to Widen Rugby Pt Roadway:** John W is taking the lead on looking into this proposal brought up by Mike H last month; in his absence, Mike H noted the purpose for considering this is due to the snow removal problem encountered this winter, and said added width could become a walking path in the summer. Bob Garbe offered his opinion that a wider road would lead to higher speeds, and that the snow removal problems were more due to the blade operator than to the trees; he would not like to see trees cut to widen the road. Mike McIntee asked how to keep people from parking on the extra width, and added that the blade also took out trees and a mailbox on their wider road. Mike H referred to the inability of the fire truck or ambulance to get through at times, and to date had only heard good response to the proposal although it would likely cost a good sum to complete. After other discussion, Michael S suggested leaving the issue to next month when John would be available to give answers.

➤ **REPORTS/CORRESPONDENCE**

- None offered.

Meeting adjourned at 7:55 p.m.

Glenore Gross, Clerk/Treasurer