

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, June 13, 2016
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The Roland Township **ZONING BOARD** was called to order at 7:00 p.m. June 13, 2016, in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors Mike Hall and John Warberg; Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross; Adam Norling arrived later, and Michael Sivertson was absent. Twenty-one visitors signed the attendance register.

Minutes: May 9 and June 2 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$154,220.28, Savings \$150,705.66, Checking \$192,636.27; with approval to pay bills of \$17,407.66 including the bill from Mikkelsen for graveling Svingen Road before notifying Mike. Visitor Jana Costa noted that the asphalt section on the north end of Svingen Rd is torn up due to the truck travel; Mike will look into it. Clerk has \$250 to be deposited for RV CUP renewal payments and a permit.

ZONING ADMINISTRATOR REPORT:

Tim presented eleven completed permits. The following Variance requests were discussed:

- **Road Variance for Garage – C Miller/Solpers Addn:** Owner of four lots requesting garage to be at 15' to the road due to required 10' setback from a sewer line; parallel entry will be from adjacent lot. *MOTION by Mike H to approve the Road Variance, 2nd by John. VOTE: John-YES, Mike H-YES, Adam-YES, Vern-NO. CARRIED.*
- **Shoreline Variance – Brossart/Rugby Pt:** Dwelling will be 15' from the shoreline, in an area with others also close to the shore; requesting to add a 10' deck. Will need to have Variance signed by adjacent neighbors and bring back for board approval.

OLD (Unfinished) ZONING BUSINESS:

1. **Trailer too Close to Shoreline – Larson/Larson Beach:** Signed Variance was presented. *MOTION by John to approve the variance for the camper 30' from shore, 2nd by Mike H. CARRIED with 4 YES VOTES.* Steve Lorenz then noted that two more campers were there and questioned if they were permitted.
2. **Preliminary 10-Lot Plat – Barry Williams/Lake Louise:** Williams brought a slightly revised plat, mainly changing the numbering of the plats, and a note referring to building of the private road. He suggested the lot with the section line was large enough to build something alongside but would plan to work with the county later to close it. Mike H questioned him on land stability related to the need for septic systems for the lots. Williams replied that 1st District Health informed him that they check each lot when a plan is presented, and since the area is on a hill they said there is not likely to be a problem. Williams added that perhaps not all lots would be for homes but some may have Quonsets that wouldn't require septic systems. Mike H reiterated that in order to approve a plat, soil condition related to suitability for septic systems needs to be known, especially where soils may be sandy.
 - Addie Berg questioned proceeding prior to having the section line closed by the county.
 - Jeff Monson expressed that since he has 150 stock cows across the road it could present an odor issue for potential homeowners; he stated he is against having that many houses in the area and would appeal if the plat is approved.
 - Sharon Kessler who lives on the north side of Lake Louise presented a 3-page letter with her views against approving the plat, questioned where the road entrance would be, said to add 8-10 septic fields to the three already there could be too much for the lake, asked whether the board mandates an association for maintenance and how the proposal would fit with the aesthetics of the Scenic Byway designation of Hwy 43.

Vern reminded the audience that a landowner has the right to sell their land. John reported past experience with 1st District Health is that if you have an acre they work to find a way to put septic on it. Vern responded to a question on wells, and noted that the township zoning ordinance requires a minimum of one acre for a septic system. *MOTION by Mike H to hold off on approval of the preliminary plat until seeing approval from 1st District Health for septic systems rather than approving based on assumptions.* Williams interrupted to ask if a motion could approve the plat contingent on receipt of 1st District Health report approving drainfields on the lots, also noted that the lot with the section line would probably be the last to sell so the request to close it could

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be done later. *MOTION AMENDED* by Mike H that before approving the plat the board needs to see soil test results from the 1st District Health Unit for drainfields on the lots and also see that the section line would be closed by the county commission; 2nd by John. *VOTE – John-YES, Mike-YES, Adam-YES, Vern-NO, CARRIED.*

NEW ZONING BUSINESS:

1. **Added: Drainage Issue – Longview:** Mike H reported on progress for fixing the drainage problem where a culvert no longer had a ditch to drain into following upgrading of Lake Loop Rd but instead water flows down through a garage. The proposal by County Road Supt. would add two pieces to the culvert on the right of way, cost \$500 for parts and labor to fix, with river rock added at owner expense. *MOTION by Mike to approve the plan, 2nd by John. CARRIED with 4 YES votes.*
2. **Added: Potential Development at Swanson Pt:** Tim noted an engineering firm is looking at a proposal for three adjacent vacant lots; Vern suggested having the State Water Commission contacted for shoreline repair there in connection with any development.

COMMITTEE REPORTS:

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

GENERAL MEETING CALLED TO ORDER AT 8:00 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** Vern reported the committee has pretty much finalized the assessment plan and will be meeting with the attorney to continue the process as prescribed: send letters to owners, schedule a public hearing – perhaps mid-August, and determine the extent of publishing needed. Owners will be able to vote at the Public Hearing or by absentee ballot within 10 days of the meeting; Vern confirmed that not responding would be counted as a yes.
1. **Possible Township Involvement in Real Estate Proceeding – Lot 18-20 Minot Beach:** (Addressed at the start of the meeting.) Atty Rick McGee reported that he has received final documents related to the request to quiet title which includes a township road and will report on the conclusion later, due to just returning from a trip.
2. **Road Issue Updates:**
 - Bad spots on Sunset Bay Rd need fixing, but county hasn't made it there yet; Mike said they start south and use up their cold or hot mix supply before reaching north; was suggested to have Mikkelsen do the repairs.
 - Gravel was put on a long stretch of the road to Loon Lake that hadn't been requested, including over an area that needs to be fixed; township will protest paying for the unrequested gravel.
3. **Speed Humps:** Appear to have now been put in where wanted and left out where not wanted; however one in Central Park needs attention.
4. **Water Sample Testing:** Mike reported on the first test results, with Minot Beach having the highest number at 3.1. The nitrate test also came back satisfactory, well below the level allowed for drinking water. The tester reported amazement at how clean the water is.

NEW GENERAL BUSINESS

1. **Minimum Maintenance Trail Issue – Arran/Birchwood Hgts:** Homeowner reported someone had tried to drive up the trail pulling a trailer with a bobcat, got stuck and left a mess with loose gravel at the driveway; Mike sent Dwane Getzlaff there with the sweeper. He will have the county put up signs to close the trail which isn't used anyway and install fabric to keep gravel from collecting at the bottom.
2. **Weed Question:** Leafy spurge has been noted in a couple places; Earl Roland will be contacted as the township Weed Board representative.

Meeting adjourned at 8:15 p.m.

Glenore Gross, Clerk/Treasurer