

**ROLAND TOWNSHIP BOARD MINUTES**  
**PUBLIC HEARING + ZONING + GENERAL BOARD MEETING, July 10, 2017**  
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A **PUBLIC HEARING** to consider a request from **Steve Lorenz** to **REZONE from RE-1 to RE-2** a lot at Larson Beach known as **Replat of Larson Beach Lot 2**, Sec 11 Twp 163 Rng 75, was opened at 6:55 p.m. in the Quilt Inn meeting room by Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg, Adam Norling and Michael Sivertson in attendance as well as Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Fourteen visitors signed the register.

To explain the request, Lorenz said their families have been parking two campers on each of their two lots. He would now like to build a 32x34 two story house where their camper has been and allow his brother to build one later on the same lot if he chooses. He said there was enough room for required setbacks.[Clerk Note: two campers per lot grandfathered in since 2011 when the township board requested they divide the 30,823 sq ft lot in half rather than approve RE-2 zoning for it.]

Mike H offered that they updated the sewer system at their own expense. No public comment was given.

The chairman closed the hearing at 7:00 p.m. and immediately opened the **Roland Township ZONING BOARD** with attendance as noted above.

**Minutes:** June 12 minutes approved as printed. **Treasurers Report** accepted as presented: CD Balance \$154,996.82, Savings \$151,693.40, Checking \$196,664.71; approval to pay bills of \$3,013.87 as submitted.

**ZONING ADMINISTRATOR REPORT:**

Tim Kihle presented a number of RV and building permits for review. The following requests were discussed:

- Variance Request for Shoreline and Road – R Tollefson/SquawPt: Dwelling will be 40' from shoreline, in line with neighboring structures; garage will be 20' to road as it shows on plat but will end up 25' when plat correction now in progress is completed; will enter parallel to road. *MOTION by Adam N to approve both Variances; 2<sup>nd</sup> by Mike H. VOTE: 5 YES = CARRIED.*
- Variance Request for Shoreline and Road – R Becker/Rugby Pt: Would like to replace temporary awning with a shingled roof over sun porch facing the lake; setback to shoreline is 30', to road 27', similar to adjacent properties. Was previously approved for deck permit that wasn't built. *MOTION by John W to approve both Variances; 2<sup>nd</sup> by Michael S. VOTE: 5 YES = CARRIED.*
- Variances for Shed Replacement Keeping Same Footprint – Andy Brown/NLkPark: New small shed replacing dilapidated shed to remain at 1' off property line and 14' from road; lot is at the end of the road. Side lot Variance was signed by neighbors. *MOTION by Adam N to approve both Variances; 2<sup>nd</sup> by John W. VOTE: 5 YES = CARRIED.*
- Road Variance for Garage – S Sjol/Westergard: Requesting 28' to road for one corner of the garage where road curves. *MOTION by John W to approve the Variance request; 2<sup>nd</sup> by Adam N. VOTE: 5 YES = CARRIED.*

**OLD (Unfinished) ZONING BUSINESS:**

1. **Request for Removal of Unpermitted Addition – B Henschel/Rugby Pt:** Henschel was sent a letter requesting he remove the addition too close to the road by the date of this meeting or be subject to allowable fines until removal. Tim K brought a photo showing it had been removed. Clerk will send a letter thanking Henschel for his cooperation.

**NEW ZONING BUSINESS:**

1. **Discuss/Vote on Rezone Request for Larson Beach – Steve Lorenz:** With no public opposition heard, *MOTION by Adam N to approve the request to Rezone Re-plat of Larson Beach Lot 2 from RE-1 to RE-2; 2<sup>nd</sup> by John W. VOTE: 5 YES = CARRIED.*

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2. **Added: Complaint on Trash Dumping – Mitch Heisler/Squaw Pt Backlot:** Mike H received a complaint of assorted trash pushed down the hillside in the vicinity of Larson Marina where trees had been cleared; trash is visible from the road. A shipping container has been placed on the lot; past practice required a 6-month Conditional Use Permit for temporary use of the containers. *MOTION by Mike H to send a letter to Heisler to have the debris from the hillside cleaned up, and request he apply for a permit for the container/shed; 2<sup>nd</sup> by Adam N. CARRIED.* Letter to request that he contact a board member prior to the next meeting to discuss his cleanup plan rather than set a deadline in this case.
3. **Added: Question on Building One Structure on Two Lots:** Tim K requested board input on whether a structure can be allowed to be built over two lots or should the lots be re-platted into one. Board concurred that re-platting to a single lot was preferable.

**GENERAL MEETING CALLED TO ORDER AT 7:30 pm.**

**OLD (Unfinished) GENERAL BUSINESS:**

1. **Lake Metigoshe Cabin Road Paving Assessment District – Engineers Report:** Vern J shared two options offered following consultation with Atty Bakke and Brad Robertson, Wold Engineering, to change the paving project for resubmitting. Option 1 would remove chip sealing and add fog coat & crack sealing at an estimate of \$3,243,286, Option 2 would add crack sealing (emulsified asphalt) at an estimate of \$3,534,550 and is recommended as a longer lasting process. The previous project estimate was \$3.3 million; both options propose keeping the same roads as in the initial project. Vern J said the plan is to pursue having an informational meeting as soon as possible and a late August meeting for the vote. John W said since cracks are where the problems start it would be important to have them fixed as part of the project. *MOTION by John W to proceed with proposing Option 2 at \$3.5 million estimate; 2<sup>nd</sup> by Michael S.* Vern clarified that this option keeps the same mileage and satisfies the attorney suggestion to look at a project-wide change. Discussion followed regarding whether to keep the assessment by category or by linear foot, as strongly promoted by Donald Cameron who offered to assist with recalculations. With time at a premium Vern J said the committee would likely choose to keep the same assessment categories. The letter will be written to clarify questions that arose the last time. *VOTE: 5 YES = CARRIED.*

**Road Issue Updates – Mike H:**

- **Highland Road & Oakshore Rd:** Needed fixing, used tar and rock which packed down better than cold mix and ground asphalt, and will save the base.
- **Culvert Replacements:** Two were put in on road past Dwight Olson as approved last month.
- **Road to Loon Lake:** Gravel estimate in process for area from straightened portion to Loon Lake; soft area top of hill near Thompson driveway will need about \$9500 to repair, including re-slope of ditch. *MOTION by Mike H to approve fixing the soft area, 2<sup>nd</sup> by John W. VOTE: 4 YES 1 NO = CARRIED.*
- **Speed Bumps:** Will check with Peck to reinstall removed/missing ones and see if any are still available for new requests.
- **Road to Dockside:** County said the township is responsible to fix the washboard area since the road belongs to the township even though the County had paid for paving it.
- **Lake Road Chip Seal:** County will be requesting cost share on 4 miles in Roland township; suggested attending the August Commissioner meeting to see how the County will work with us. Adam N made the point that other townships have similar amounts for rural road expense as Roland and the county pays for those with dollars from Roland Township lake residents.
- **Loads Need Tarping:** Complaint of brush and debris ending up in ditches led to board suggesting the regulations on ordinance requirement to tarp loads be published in local papers.

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**NEW GENERAL BUSINESS:**

1. **Proposal to Forest Service for Land to Clear Rugby Pt Roadway:** John W emphasized that the proposal is not to widen the road as mentioned last month but is to put a ditch back and clear the brush that is encroaching the road, for fire response and snow removal safety. He will get cost estimates this fall, also research whether township has easement access or would need to get Forest Service approval. Mike H added that in talking to owners who gifted the land to the Forest Service they gave the OK to take out trees but did not approve of a bike path or development.
2. **Added: Request for Pay Increase for Clerk:** Adam N made a request to support the additional duties asked of the Clerk by providing additional pay; the state limits General pay annually but Zoning pay can be set by the board. *MOTION by Adam to transfer funds to Zoning to raise Clerk pay to \$350 per month, 2<sup>nd</sup> by John. VOTE: 5 YES = CARRIED.*

➤ **REPORTS/CORRESPONDENCE**

- None offered.

Meeting adjourned at 8:15 p.m.

Glenore Gross, Clerk/Treasurer