

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL BOARD MEETING, August 8, 2016
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The Roland Township **ZONING BOARD** was called to order at 7:00 p.m. August 8 in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors John Warberg, Mike Hall, Adam Norling and Michael Sivertson; Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross. Fourteen visitors attended.

Minutes: July 11 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$154,220.28, Savings \$150,856.82, Checking \$183,070.14; approval to pay bills of \$2,717.64 as listed plus the County Road Dept. bill for \$6,883.42. Clerk has a \$900 check to be deposited for Kohlmans' permit.

ZONING ADMINISTRATOR REPORT:

Tim presented two RV CUP permits and one building permit with no variance; the following were discussed:

- **Request for 3 Variances for Deck and WOSS – D Stevens/Burnetts Addn:** Deck requested to be at 5.7' from side setback (rather than 7.5') with adequate room to neighboring structure, and 44' to shoreline (rather than 50'), which lines up with adjacent properties; neighbors have signed the variances. Discussion centered on the request to tear down the old 24' long boathouse built into the hill and replace it with an 8'x12' storage shed, at the current setbacks of 4' to side property line and 5' to shoreline. Owner described the lot width as 50' at shoreline and 90' at the back, with trees between properties; the boathouse has had a deck on the roof. Adam suggested it would be best to observe the site before making a decision. *MOTION by John to table the Boathouse request but approve the side and shoreline variances as requested; 2nd by Mike H. After discussion of whether structure placement could be adjusted to reduce the need for variances, including a comment by Mike H that the sewer system affects positioning, VOTE: 5-YES= CARRIED.* Board did not schedule an off-site group meeting; owner requested a decision in order to know whether to schedule demolition on the boathouse.
- **Shoreline Variance for Deck-Revisited – G Brossart/Rugby Pt:** Board last month approved deck at 40' to the shoreline; owners returned with a request to be at 20' from the shoreline, still in line with adjacent properties; second variance was signed by neighbors. Cabin will be on the site of the old cabin where it was 18' to the shoreline. *MOTION by Mike H to approve the deck at 20' from the shoreline, 2nd by Michael S, VOTE: 5-YES= CARRIED.*
- **Road Variance for Shed – M Fleck/NLkPark:** Requesting 10'x10' shed to be 27' to road (rather than 30'); will not be entered from the road. *MOTION by John to approve the Road Variance at 27', 2nd by Adam. VOTE: 5-YES= CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Section Line Closure by County – B Williams/Lake Louise Plat:** Public Hearing was advertised for August 2; no report on the outcome. [Note: County approved closure.]
2. **Added: Dilapidated Boathouse Options:** Following the off-site meeting on Rugby Pt last month, Adam reported the owners have started to clear out the boathouse. Vern noted the ordinance clearly says you can't tear down and rebuild a boathouse, and added that it wouldn't be right to grant a variance here when others have been denied. Adam responded that he was in favor of working on amending the ordinance since he feels owners are now trapped without options. John wasn't on the board when the ordinance was written to get rid of boathouses and would consider that if one is taken down it could be rebuilt on the exact footprint. Vern said most were built closer than 7.5' to property lines. Adam observed the old buildings are a fire hazard and volunteered to work on a new boathouse ordinance. Tim would like some measure to get rid of eyesores, perhaps providing a permit that would allow fixing them up.

NEW ZONING BUSINESS:

1. **Review of Boathouse Repair Options/Board Study Committee for Potential Amendments:** (Committee will consist of Adam until another volunteers or is appointed.)

COMMITTEE REPORT: Development Agreement/Checklist for Zoning Admin: Vern & Tim. Still on hold.

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GENERAL MEETING CALLED TO ORDER AT 8:00 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** Vern is still waiting for the attorney to respond to committee's questions on the property owners letter, a schedule for the hearing, and other legal issues; he also needs to meet with the bonding attorney. Brad from Wold Engr. indicated that looking at a November bid, or even January or February, could be good timing price-wise.
2. **Township Involvement in Real Estate Proceeding – Lot 18-20 Minot Beach:** Atty McGee is working on language to resolve the quiet title action and to have the property owners sign a roadway easement. He is waiting to hear back from the other attorney and will report next month.
3. **Road Issue Updates:**
 - **Road behind Larson Marina** – County is about half done with proposed repairs.
 - **Fixing Road to Loon Lake** - County is working on straightening the road; would like to add \$2500 to the \$8000 estimate in order to take out a hill and get the road straighter. Co. Rd. Supt. Ritchie Gimbel spoke with landowners and determined it will take more than just the road right-of-way so will be looking at some reimbursement for taking of hayland. Owner Heather Thompson said moving a little further west and filling in a soft spot would make the road better over the long term. There will be a need to swap titles and file paperwork when done. *MOTION by Mike H to approve the additional \$2500 expense to end up with a better road, 2nd by Michael S. VOTE: 5-YES= CARRIED.*
 - **Same Road, near Lunds** –Mike H said the county plans to fix the problem area with geo-mat and 8" gravel. Next year will consider fixing an area at the top of the hill.
 - **Road near C Bullinger/N. Loon Lake** – Designated Minimum Maintenance road was closed.
 - **Asphalt patching needed** – Needs continue in different areas.
 - **Highland Road issue** – Owner fixed about half the problem areas, county filled the rest.
 - **Beaver Trapping** – Trapper has removed beaver in Birchwood and Minot Beach areas.
4. **Speed Humps:** Appear to be mostly satisfactory. One additional was requested but Rob hasn't been available to install it.
5. **Water Sample Testing:** Mike H reported on July samples, taken after a storm when the water was more agitated. Some numbers were a little higher than previous reports but Minot Beach was lower, possibly due to taking out the beaver.
6. **Mowing Update:** Tim asked about having Jim clean up trees down along the bike trail; since it is a county project they should be responsible for cleanup.

NEW GENERAL BUSINESS:

1. **Begin Consideration of Possibility of Incorporation?** – Board discussed options related to incorporating; ND Century Code includes directions for proceeding. Someone would need to take on the research.
2. **Added: Security Camera Consideration:** Recent thefts, including a bobcat, have led to a discussion of installing security cameras on roads leaving the lake area, with cost proposed to be shared in thirds with Lake Metigoshe Improvement Association, Roland Township and Bottineau County.

Reports/Correspondence:

>Tim said LMIA is spending \$9-10,000 on improving the basketball court; encouraged the three lake organizations to continue working together.

>Clerk shared copies of a Minot Daily letter to the editor regarding boathouses, etc. at Lake Metigoshe.

Meeting adjourned at 8:25 pm
Glenore Gross, Clerk/Treasurer