

**ROLAND TOWNSHIP BOARD MINUTES**  
**ZONING + GENERAL BOARD MEETING, September 12, 2016**  
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The Roland Township **ZONING BOARD** was called to order at 7:00 p.m. September 12 in the Quilt Inn Meeting Room by Board Chairman Vern Jacobson with Supervisors Mike Hall, John Warberg, Adam Norling and Michael Sivertson; Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross attending. Four visitors signed in.

**Minutes:** August 8 minutes were approved as printed. **Treasurers Report** was accepted as presented: CD Balance \$154,220.28, Savings \$150,933.69, Checking \$181,864.18; approval to pay bills of \$11,962.41 as listed, plus a bill from FSSI for \$6,000 for work done on the road near the marina; Mike H explained the local proprietor was able to complete the work at the same cost the county would have charged.

**OLD (Unfinished) GENERAL BUSINESS** – Item addressed first as a courtesy to Atty McGee:

**2. Township Involvement in Real Estate Proceeding – Lot 18-20 Minot Beach:** Atty McGee provided copies of the completed “Stipulation Between Plaintiffs and Defendant Roland Township”; he explained that consideration of the easement request stemmed from the lack of dedication of the public road when the area was developed in the 1940’s-50’s. The new 99-year easement is as long as North Dakota law permits; township continues to be responsible for normal maintenance and upkeep but not be part of any special assessment; the document is to assure that this public right-of-way will be preserved. *MOTION by John W to grant authority to Attorney Richard H. McGee, II, to sign the document on the township’s behalf to approve the Stipulation Agreement and file it at the Recorder’s office, including the attached survey and easement agreement; 2<sup>nd</sup> by Adam N; VOTE: 5 YES=CARRIED.*

**ZONING ADMINISTRATOR REPORT:**

Tim presented two new RV CUP permits and a number of building permits needing no variance; the following were discussed:

- **Request for Shoreline Variance for Deck – J Veach/Burnetts Addn:** New 14x30 deck requested to be at 45’ to shoreline, in line with adjacent properties; variance has been signed by neighbors. *MOTION by Adam N to approve the 5’ variance; 2<sup>nd</sup> by John W, VOTE: 5-YES=CARRIED.*
- **Request for Road Variance for Garage – J Sanden/Burnetts Addn:** New 29x37 garage will be 26’ to road and needs a 4’ variance. *MOTION by John W to approve a 4’ Road Variance, 2<sup>nd</sup> by Adam N, VOTE: 5-YES= CARRIED.*
- **Multiple Issues – B Schneider/Back Lot-OL6 S34:** RV was parked at 2 ½’ to rear property line; owner had built a deck and 12x14 shed without a permit; adjacent owner marked lines with strings, a fence is now on the property line. Tim issued a permit for the shed plus a \$200 fine, also an RV CUP and a fence permit. The RV was moved to 4’ from rear lot line; board agreed it should be at 7 ½’. Schneider had questioned a lack of reference in the ordinance to setback distance for rear lot lines. Tim wasn’t clear if they were to be the same as side setbacks, he suggested considering an ordinance amendment to clarify required setbacks on rear lot lines. *MOTION by John to approve the fence placement on the lot line, 2<sup>nd</sup> by Michael S. VOTE: 5-YES= CARRIED.*
- **Metal Storage Shipping Container:** Tim has been approached about placing a shipping container on a back lot. Board referenced the possibility of issuing a 6-month Conditional Use Permit, since the intention is that they be considered a temporary structure only.

**OLD (Unfinished) ZONING BUSINESS:**

- 1. Section Line Closure by County – B Williams/Lake Louise Plat:** County approved closure.
- 2. Request for Side and Shoreline Variances for Boathouse Replacement – Stevens/Burnetts:** Adam said he was still working on potential ordinance amendments for boathouse issues and will have a report next month.

**NEW ZONING BUSINESS:**

- 1. Added: FLOE Dock Sales on Residential Lot:** Board was made aware of docks offered for sale on a residential lot in RE-1 zoning along Lake Loop Road. Seller is not the owner of the lot; commercial activity of

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this nature is not permitted in RE-1 zone. *MOTION by Mike H to send a letter to the seller explaining that he can't run this business on a residential lot, and in addition request that garbage on the lot be removed, giving a 30 day deadline; 2<sup>nd</sup> by Michael S. VOTE: 5 YES=CARRIED.* Clerk will write letter for Chairman's approval and signature.

*COMMITTEE REPORTS: none*

**GENERAL MEETING CALLED TO ORDER AT 7:35 pm.**

**OLD (Unfinished) GENERAL BUSINESS:**

1. **Lake Metigoshe Cabin Road Paving Assessment District – Update:** Vern's attempt to contact Atty Bakke today was not returned. Committee is waiting to visit with a bonding attorney to determine length of bonding time; also working on acquiring township easement for Highland Rd and Castleman Lane. When committee is ready with information, the board will need to approve the letter to be sent; the Special Meeting for the vote will follow in 30 days; those not attending will then have 15 days to send in their vote. Only votes returned in the allotted time will be counted. Vern explained that assessments will not be based on lot size as in the past project but as flat rates based on lakefront, back lot or commercial use. Potential time frame for bids to be let is February, which could be beneficial for the project, per Wold Engineering.
2. **Township Involvement in Real Estate Proceeding – Lot 18-20 Minot Beach:** See above.
3. **Road Issue Updates:**
  - **Road behind Larson Marina** – Road project is completed but a drainage issue needs correction to keep rainwater from entering Campbell's garage. *MOTION by Mike H to authorize putting in a culvert to direct drainage to the lake; 2<sup>nd</sup> by Michael S. VOTE: 5 YES=CARRIED.*
  - **Road to Loon Lake** – Project has resulted in a good road, although the cost went above what was originally proposed. David Thompson requested meeting at a later date to consider adjustment for his loss of farmland.
  - **Same Road, near Lunds** –The geo-mat has been installed; appears so far to be a good solution.
  - **Asphalt patching still needed** – Adam noted in particular a deep hole where the road to Dockside enters Lake Loop Rd. Mike has let the county know what needs fixing but finds they often start in an area then run out of mix before getting through the list; some needed areas are getting fixed now.
4. **Speed Humps:** Rob had messaged the clerk wondering about removal; Vern will contact him.
5. **Water Sample Testing:** Some September test numbers came in higher than previous tests, particularly in Solper Bay, which Mike thought might relate to beaver activity; eliminating beaver at Minot Beach has helped those numbers stay lower. Results are still well below indication of any problems.
6. **Mowing Update:** Discussion held on availability of a county mower which would be a better fit and have less maintenance issues than the current old mower. *MOTION by John W to have Mike H check into purchase of the county mower; 2<sup>nd</sup> by Adam. VOTE: 5 YES=CARRIED.* Board suggested advertising for a new operator after the beginning of the year, since Jim Dignan is ready to retire from mowing.
7. **Security Cameras Cost Share?** Discussion held on where and how they could be useful, also on who would control the data. Mike H suggested a Lake Metigoshe Assoc. committee check further into their use.
8. **Incorporation Study?** Vern said the League of Cities sent a relevant portion of the ND Century Code in response to his request for information. Adam suggested small towns in the oil field might have cost studies available from their recent experience with growth.

**NEW GENERAL BUSINESS:** None

Meeting adjourned at 8:10 pm  
Glenore Gross, Clerk/Treasurer