

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, August 10, 2009
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ZONING MEETING of the Roland Township Board was called to order at 7:30 pm August 10 in the Quilt Inn Meeting Room by Chairman Richard Gross with Supervisors Rick McGee, Vern Jacobson and Lyle Lamoureux, Zoning Administrator Terry Volk and Clerk Glenore Gross in attendance. John Fulsebakke was absent. About 15 visitors were in attendance, including Assessor Addie Berg.

MINUTES of the July 13 meeting were approved as presented. TREASURERS REPORT was accepted as presented, with approval to pay bills as listed.

ZONING ADMINISTRATOR REPORT

1. Terry reported on 8 new permits with two Variances requested:
 - a) E Shore Park/Greg Hagen: Requesting 35' from deck to shoreline to be consistent with adjacent property setbacks, one at 12' the other 48' so this is about midway between; both neighbors signed variance. *MOTION by Vern to allow the variance based on past practice, 2nd by Rick, CARRIED.*
 - b) Westergard Addn/Doug Bremner: Requests a Water Oriented Storage Shed to be 2.5' from north side property line and 40' from shoreline, as a more useful location for lot use; adjacent lot allows access for Dave Olson's trailer park residents and will never be built on, per an agreement the two adjoining owners have with Olson to have first rights to purchase the lot which would be kept for open space only. Olson signed the variance. *MOTION by Vern to approve the request based on the assurance that it would not be developed, 2nd by Rick, CARRIED.*
2. Lot Size Calculation Inquiry for Green Acres/G.W. Melgaard: Melgaard has a lot of about 16,500 sq ft divided by the road; has a garage with living quarters on the back side, would now like to put a house on the water side; if the board required using only the square footage on the lake side he would need to purchase a sliver of land to meet the minimum lot size. After discussion *MOTION by Lyle to agree with the interpretation that the square footage of the two lots combined could be used, 2nd by Vern, CARRIED.* Rick abstained due to client relationship with Melgaard. [Clerk note – two living quarters on a lot would require RE-2 zoning if garage living quarters were to remain intact.]
3. Variance for Parallel Garage Inquiry-Squaw Pt Rd/Larry Gehring: Due to drainage problems he requested permission for a parallel garage to be 15' from the road with brush between it and the road; would also add a retaining wall to restore the natural drainage blocked by previous driveway changes, to be done by a commercial landscaper. After discussion *MOTION by Vern to approve a variance for a parallel garage with 15' setback to road, 2nd by Lyle, CARRIED.*
4. Inquiry on Deck Too Close to Shoreline: Question arose whether variance would be required for adding width to a deck currently 45' from shoreline; as long as it wouldn't be extended closer to the shoreline, board agreed a variance shouldn't be needed.
5. Storage Shed Close to Road – Burnetts Addn: Steve Fritel explained he didn't think he needed a permit since this building replaced an old outhouse which was 10' from the road, and gave several reasons why it shouldn't be a problem. One concern of the board was potential for problems with snow clearing, although Fritel said they have been winging it to the other side. *MOTION by Vern to approve as is, since it sits where the old building was, died for lack of 2nd.* Lyle suggested turning the building to gain more setback. After discussion board suggested Fritel come back with a new plan after he figured out how to move it farther off the road.
6. Inquiry on Options for Non-Conforming Cabin: Bob Krom questioned options available for expanding his non-conforming cabin; Board suggested he work up a design based on ordinance requirements before making plans.

GENERAL OLD (Unfinished) BUSINESS (addressed out of turn at 8:30 pm for convenience of visitors)

1. Larson Beach Road Closure/John Gregg, Atty for Sund: Atty Gregg submitted for files a Petition to Vacate and Discontinue Portion of Roadway signed by all abutting owners, along with a plat drawing showing the portion of roadway to be discontinued, described as: "All of the platted roadway located

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north and west of a line commencing at a point on the west lot line of Lot 11 of Larson's Beach which is 32.57 feet northwesterly of the southwest corner of said Lot 1, thence southwesterly at an angle of 71° 47' 34" to a point on the west line of said platted roadway." Gregg explained it has not been maintained by the township, has been basically a driveway for the Sunds, and will not impact the public. Wold Engineering is working on the next step for replatting, but the road closure needed to be done first. *MOTION by Lyle to accept the petition to vacate and discontinue portion of roadway, 2nd by Vern, CARRIED.*

2. Plat Approval for Replat of Portion of Hahn's First Add'n-Easements for Ingress & Egress/C. Hahn, M. Mikkelsen (held over from last month): Brad Robertson of Wold Engineering explained the proposed replat and used aerial views of the proposed roadways to show the need for easements; *MOTION by Vern to approve the plat as presented, 2nd by Rick, CARRIED.*

OLD (Unfinished) ZONING BUSINESS (reconvened beginning at 8:45 pm)

1. Landscaping Issues to Add to Ordinance-Committee Report: Terry and Rick reported finding only regulations geared to developments, which were very complicated; recommend abandoning the idea of having the township regulate landscaping. After discussion on liability and road weight issues, Lyle agreed to check with Minot about bringing up a scale during building season to spot check for overweight vehicles, as recommended by Doug Bremner.

NEW ZONING BUSINESS

1. Rocks Close to Road – C Nelson/Birchwood Hts: Richard said rocks were mainly below road height except for one large one within 5'; will follow up with John who is working with Curt.

GENERAL MEETING was reconvened at 9:10 pm by Chairman Richard Gross, same attendance as above.

GENERAL OLD (Unfinished) BUSINESS

3. Rugby Point/Burnetts Rd Traffic Concerns: Bob Garbe phoned clerk to report disappointment that road signs weren't yet up; Terry said it was a county project. Richard will talk to John.
4. Permit Fee Increase Proposal: Board clarified extent of square footage to consider, and changed some categories. *MOTION by Lyle to accept the new fee schedule as proposed, 2nd by Vern,* discussed having pending applications go by old fee schedule; *Lyle Amended motion to have new fees apply as of August 15, 2nd by Vern, CARRIED as amended.* Jason Nordmark will include new schedule in a Mirror story; clerk will add it to the website.
5. New Addressing & Signage-Update/Terry: Signs are working well, except for the mix of old and new numbers on cabins.
6. Chip/Seal of Cabin Roads/Repairs-Update: Terry told Richard he would be getting a supply of cold patch and planned to work on cabin roads, but no schedule given.

GENERAL NEW BUSINESS

1. Driveway – McCloskey/Rugby Pt: Driveway approach is wider than ordinance allows and is not sloped properly. After discussion of problem and review of a Waiver of Liability Agreement prepared by the township in 2001, *MOTION by Lyle to send the Waiver and ask McCloskey to sign it, also include the page from the ordinance referring to proper slope of driveways, 2nd by Vern, CARRIED with Rick voting NO.*

REPORTS/CORRESPONDENCE

> Doug Bremner brought up some issues with the Hiking-Biking trail - Lake Met Impr Ass'n will sponsor planting some trees along the path and constructing a couple shelters along the Hahns Bay/Highland Rd portion - would permits be needed? Suggested using movable barriers where bike path and road are side by side; was told that Lake Loop Rd is county's responsibility. He would like to see speed bumps in Westergard

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Addn due to speeding traffic, including 4 wheelers and dirt bikes.

- > Jim Dignan has used tractor for 62 hours; asked about limits with lease arrangement (150 hrs is maximum).
- > Lyle questioned regulations for campers and trailers parking longterm to avoid having structures where real estate taxes apply; Location and Conditional Use Permits are applicable for parking longer than 30 days.
- > Per Assessor will add discussion of 1) Zoning for Witts End bookstore, 2) valuation of Lands End adjacent to Canada to September meeting agenda.

With no further business the board adjourned at 10:10 p.m.
Glenore Gross, Clerk/Treasurer

Next meeting September 14.