

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, February 13, 2023
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The Roland Township ZONING BOARD was called to order by Chairman Vern Jacobson at 7:00 p.m. February 13, 2023, in the Quilt Inn Meeting Room with Supervisors Mike Hall, David Thompson, John Warberg and Michael Sivertson along with Zoning Administrator Tim Kihle and Clerk Glenore Gross. Thirteen visitors attended.

Minutes: January 9 Board minutes were approved as written. **Treasurers Report** was presented with Cash/Fund balance of \$534,619.45 and a request to pay current bills of \$12,364.28. Clerk reported the year-end addition of CD interest not recorded earlier and fund balance transfers made. *MOTION by John to approve the Treasurers report as presented and approve bill payments, 2nd by Michael S, VOTE-5 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim reported on a number of permits in progress, two with variances requested. These were discussed:

- **Request for Variance for Small Shed to be Closer to Road – Selland/Shores:** Garden Shed would be 15' from the road where there currently are small trees. *MOTION by Michael S to approve the variance request, 2nd by John. VOTE-3 YES (Michael S, John, Mike H) 2 NO (David, Vern). CARRIED.*
- **Request for Shoreline and Road Variances for Replacement Dwelling on Same Footprint – Vedaa/Rugby Pt:** Distances to road and shoreline will remain the same; the dwelling will gain length due to replacing the deck with a walkout basement; both adjacent owners signed the shoreline variance, board approves road variance. *MOTION by John to approve both variance requests, 2nd by Michael S. VOTE-5 YES = CARRIED.*
- **Question on Demolition Permit and Replacement Plan – Bahl/Solpers:** Placement of sewer line and potential size of replacement were looked at and resolved; demo permit approved, building permit was considered for future approval.
- **Potential Demolition and Road Rearrangement – Green Acres Rd:** Owner would like to keep the current deck which is 8' from shoreline and build the replacement dwelling behind it; they also may redirect the road and move the sewer basin to make their lot more usable. Board agreed to look at the site before demolition is approved.
- **Potential Plat with Township Road Issue to be Divided into Lots - Henes/Aspen Ave:** Owner inquiry on potential sale or trade of the portion of Aspen Ave turnaround owned by Roland Township; board requested a survey be provided prior to considering sale at a minimal price.
- **Query on Possibility of Public Water Park by Twin Oaks:** Would be the responsibility of State Water Dept or Corps of Engineers rather than the township.

OLD (Unfinished) ZONING BUSINESS:

1. **Follow-up on Lot Size and Potential Road Vacation – Steve & Nancy Olson/Lk Met Park:** Information has been provided by Wold Engineering to Olsons. They had planned to attend but were called away last minute.
2. **CUP for 2023 LandoLive Concert – Bahl-Fossum Signatures Update:** Signed Conditional Use Permit still not received. Landon Bahl reported on contact with First District Health for their campground permit to be issued. Board wants assurance that approvals are also in place from County Commissioners and Sheriff Dept. John maintained that Bahl is professional and knows what he's doing; however, board concern is for potential liability issues that could occur with the expanded event.
3. **Report on RV CUP Committee for Amending Ordinance for RV Use in LMRSD:** Vern shared the committee's draft revisions to date which focus on having better control of those who misuse current regulations of the township and the Rec Service District. Audience members spoke up with a variety of comments related to their perception of unfairness of applying costs to all RV users, not just to abusers, and the appearance of discouraging the use of RVs in this recreational area. Board hears both sides of the RV debate; comments heard will be provided to the committee and the revisions may be amended.
4. **Springtime Letter to Property Owners re Parking and Right of Way Clearing - Update:** Still waiting to hear how to include the sheriff and fire department need for open roads on proposed No Parking signs. Luke Artz of the fire department said it is becoming a battle to drive the equipment where brush and trees impede the

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roadway, also with more vehicles on responses they need more room to park. John said rather than 'request' we should 'require' that owners clear vegetation and trees from cabin road right-of-ways.

5. **Move Cement Handicap Ramp Back 5' from Road – C Hawley/Westergard:** Hawley provided a letter that says the ramp was built to ADA standards and would not work as needed if it had an angle. Mike H and Ritch Gimbel looked over the ramp again and thought it would be workable with the trees and landscaping there.

NEW ZONING BUSINESS:

1. **Potential Plat for Multiple Storage Sheds – Jessica-Wold Eng, Dave Lakefield/Highland Rd:** Lakefield is proposing a plat with multiple lots for buyers to add buildings for storage/workshop/hobbies/living quarters and some RV rental spaces. The space on the west side of Highland Rd is currently half RE-1 zone half AG zone. In order to provide a better setting for discussion of relevant issues, a Special Meeting for just this project was scheduled for Monday, February 20, 6:00 p.m. Clerk will provide notice.
2. **Ordinance Revision Committee to Address Changes Prior to Scheduling Public Hearing:** Clerk will write up in Ordinance format the proposed revisions discussed previously for approval at the next meeting.
3. **Issues with Zoning:** Mike H discussed with Tim some items that could use improvement. Tim suggested more use of online availability of pdf forms, and perhaps look into making online payments available.

GENERAL MEETING called to order at 8:55 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Road Issue Updates:**
 - **Cabin Roads:** No word on grant money from earlier application; clerk said it is a years long process, per information learned at NDTOA meeting.
 - **Rural Roads:** David will work with the county on the fix discussed across from Loon Lake. Unclear on ownership of the Lake Road, whether it's considered a county or township road.

NEW GENERAL BUSINESS:

1. **Inquiry Into Possible Ambulance Service at the Lake – Dr Miller:** Mike H and John visited with Jeff Soland who said the problem is having people willing to commit to the hours now required for training and certification for volunteer positions. An EMT is required for transport, drivers must be certified. There may be space for an ambulance in the old side of the fire department building.
2. **Question Regarding Charge of \$4,000 for Road Damage with Planned Pavement Cuts:** Mike H said a planned RSD sewer line extension project may need road cuts where boring can't be done; our \$4,000 fee is likely not enough to cover cost of fixing the road. It can be put in the Engineering contract to repair the road back to the way it was; we can use the road damage note on our permit and waive the fee if the road is brought back to standards.
3. **Discuss Budget to Present at Annual Meeting:** After looking at potential changes in income and expenses, *MOTION by David to approve the suggested 2024 Levy request of \$211,050, 2nd by John. VOTE-5 YES=CARRIED.*
4. **Audit Board Meeting March 13:** Scheduled for 6:30 p.m. prior to the next regular meeting, with minimum of two supervisors needed to be there to serve as the Audit Board and sign required form.

REPORTS/CORRESPONDENCE:

- County Township Officers Annual Meeting Saturday, March 4, 10 am-2 pm, Newburg.
- NDTOA Meeting Report, Vern and Glenore attended, report provided to board.
- Legislative Report available weekly online from NDTOA Secretary.

Meeting adjourned at 9:25 p.m.
Glenore Gross, Clerk/Treasurer