

ROLAND TOWNSHIP BOARD MINUTES
AUDIT + ZONING + GENERAL MEETING, March 11, 2024
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The Roland Township Board of Auditors met at 6:40 p.m. March 11, 2024, in the Quilt Inn meeting room. Mike Hall, John Warberg and David Thompson examined the 2023 annual statement of the township treasurer and approved and signed the paperwork.

The Roland Township ZONING BOARD was called to order at 7:00 p.m., March 11, 2024, in the Quilt Inn meeting room by Chairman Mike Hall with Supervisors David Thompson and John Warberg plus Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross present. Vern Jacobson and Michael Sivertson were absent. Seventeen visitors signed the register.

Minutes: February 12 minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$666,954.19 and a request to pay current bills of \$15,272.29 plus \$490 for Loon Lake snow clearing submitted at the meeting. Security First Checking balance is \$27,692.86, bond principal is \$631,206. Funds were transferred from the matured CD to the State Bank Super Savings account. *MOTION by John to approve the Treasurers report and pay the bills including the added bill, 2nd by David. CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim presented three building permits and a fence permit and shared a potential plat layout for Fritel's lots in Burnetts Addn. The following were discussed:

- Board approved a Permit Renewal with no fee due to a delay in contractor availability before winter.
- Permit request to place a storage container unit in Thompson Cove-Loon Lake was tabled to allow time to prepare an adequate set of conditions prior to approval, since they aren't specifically addressed in the ordinance and board is concerned with a potential for follow-up requests for similar units.
- Mike noted items he has followed-up on.

OLD (Unfinished) ZONING BUSINESS:

1. **Variance Request for Garage – M Stromberg/Lk Met Park:** Tim submitted a new drawing with setbacks that corresponded to the distances in the variance request approved last month.
2. **2024 RV Permit Renewal Preparation:** Various items related to sending renewal letters were clarified:
 - Vinyl window permits are currently being researched; they will be given after payment is received.
 - Renewal letters will be sent for Storage-only RVs as well since they will also have a permit to be affixed.
 - The permit fee paid for an RV at Lake MacArthur will be returned.
 - For clarification of "five consecutive days" of use without a permit – board responded that the ordinance as currently written could allow multiple stays if not more than five days each.
 - Renewal letters will be sent soon, preferably before the next meeting.

NEW ZONING BUSINESS:

1. **Complaint – Addition to Upper Level without a Permit – K Peach:** Peach explained that in the process of doing foundation work that didn't require a permit, the roof fell in when the floor was lifted and due to weather conditions, they needed to close it up quickly with no thought of a permit at the time. In light of the circumstances, *MOTION by John to issue a permit after the fact without charging a fine, 2nd by David. VOTE – 3 YES = CARRIED.*
2. **Zoning Tracfone Due for Time Renewal:** Board agreed to keep the zoning phone number active although it currently only provides a recording of Tim's personal number when called.
3. **ADDED: Road Vacation with No Dimensions Included – Addie Berg/Assessor:** Following up on the road vacation recently completed for Olsons in Lake Metigoshe Park, Addie advised the board that having a survey or plat map without road dimensions does not permit proper division of the vacated road between the affected parties. In addition, it does not provide documentation that defines lot lines/dimensions for owners for future changes/permits, etc. After much discussion of related road issues, further research with Wold

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Engineering and with past vacations in the vicinity will be looked into. Board will be watchful of this on future requests.

GENERAL MEETING called to order at 7:40 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Aspen Ave Area Sale to D Henes – Update:** Quit Claim Deed is now signed and the attorney fee was reimbursed; deed will be recorded with the fee and additional attorney fee to be charged to Henes.
2. **Township Road Mileage Report Due for Update – Mike/David:** David will pursue.
3. **Road Issue Updates:**
 - **Cabin Roads:** Good snow removal as needed; Rodney Opdahl of Selensky Services will be doing the crack sealing.
 - **Rural Roads:** In a mess now (due to melting temperatures).

NEW GENERAL BUSINESS:

1. **Assessor Update – Addie Berg:** In preparation for the 2024 township equalization process, Addie presented information to show that Roland Township, and county-wide, the current market value based on sales does not meet the ND state requirement for compliance. Updating Replacement Cost New (RCN) values for all dwellings will bring the township and county within ND State compliance. Having the updated dwelling values will provide a more accurate perspective of land values with future sales. Bottineau County has not updated dwelling values (cost of construction) for nearly 15 years. Based on the 2024 Ag study conducted by NDSU and the State, agriculture soil types will not increase for 2024. Other changes to valuations will be the result of property owner initiatives and/or omissions or errors. After discussion, *MOTION by David to concur with the Assessor's recommendations to meet state tolerance levels, 2nd by John. VOTE-3 YES = CARRIED.* Notice of Increase letters as warranted will be sent prior to April 8. Addie said interior inspections could be requested prior to the April 23 Equalization meeting if owners question their valuation applied as per the RCN valuations.
2. **Approve Budget and 2025 Levy Request:** *MOTION by John to approve the 2025 Levy Request as proposed last month at \$228,550, 2nd by David. VOTE-3 YES=CARRIED.*
3. **Annual Meeting Prep:** Clerk suggested some information items that could be provided to electors at the annual meeting. Visitors were encouraged to attend.

REPORTS/CORRESPONDENCE:

- John indicated he does not wish to run for reelection and has found a replacement; David is willing to run again if nominated.

Meeting adjourned at 8:25 p.m.

Annual meeting is Tuesday, March 19, 7:00 p.m. Next board meeting is Monday, April 8, Equalization

Meeting is Tuesday, April 23.

Glenore Gross, Clerk/Treasurer