

**ROLAND TOWNSHIP BOARD MINUTES**  
**ZONING + GENERAL MEETING, April 10 (to continue April 25), 2023**  
**PAGE 1 OF 2**

---

**The Roland Township ZONING BOARD** was called to order at 7:00 p.m. April 10, 2023, in the Quilt Inn Meeting Room by Chairman Mike Hall with supervisors Vern Jacobson, David Thompson and Michael Sivertson along with Clerk-Treasurer Glenore Gross. John Warberg and Zoning Administrator Tim Kihle were absent. Eight visitors signed the register.

**Minutes:** March 13+23 Board minutes and March 21 Reorganization minutes were approved as written. **Treasurers Report** was presented with Cash/Fund balance of \$860,232.78 and a request to pay current bills of \$152,282.50 which includes the annual bond payment of \$150,500. *MOTION by David to approve the Treasurers report and approve bill payments as discussed, 2<sup>nd</sup> by Michael. VOTE-4 YES = CARRIED.* The fifth pledge payment of \$100,000 has been received from the County which completes their contribution of \$500,000 toward the cabin road paving project.

**ZONING ADMINISTRATOR REPORT:**

Chairman Mike reported receipt of a permit for a deck replacement; these items in progress were discussed:

- **Permit in process – Bahl/Solpers:** Payment and signature for the building permit still needed.
- **Proposed building plans – Robillard/Green Acres Rd:** Purchase of 25' from an adjacent lot allowed a revision to his plans which he presented for a future permit; proposed plans on another adjacent lot were described by Mike to include extensive potential changes to sewer connections and road layout.
- **Report of new business with possible request for tax exemption:** County tax director and EDC have been requested to see if a new business tax exemption might be available for Bartlett Farms new venture in the building next to Quilt Inn.

**OLD (Unfinished) ZONING BUSINESS:**

1. **Lot Size and Potential Road Vacation – Steve & Nancy Olson/Lk Met Park:** No updated information received.
2. **CUP for 2023 LandLive Concert – Bahl-Fossum Signatures Update:** Fossum now has permit to be signed and returned. Marketing is underway.
3. **Springtime Letter to Property Owners re Parking, Right of Way Clearing & RV CUP Update:**
  - No Parking signs – the Fire Department will not authorize them due to potential liability; township could provide No Parking signs to indicate Emergency Vehicle routes; Mike will check with county for availability. Will also note to county that no street signs identify the county's Lake Loop Road - not good for new arrivals to the area.
  - Tree/Brush clearing for right of way and overhead issues – Peck's indicated they would have time to do more, and board discussed the value of getting it done rather than wait on owners (or county) to do it. *MOTION by Vern to allow up to \$5000 for Pecks to clear overhanging tree branches from cabin roads, 2<sup>nd</sup> by David. VOTE-4 YES = CARRIED.* Letter to state that trees hanging over the road will be trimmed so concerned owners have a heads-up.
  - RV CUP issues - Mike has found about 15 RVs that haven't been permitted beyond the 53 renewals recently mailed. Focus this year will be on having all RVs meet setbacks; property owners not in compliance will be fined; owners need to clear items back from the road before they leave over winter.
  - Clerk will have letter drafted by next meeting.

**NEW ZONING BUSINESS:**

1. **Discussion of and Motion/Resolution for Acceptance of Ordinance Amendments:** Revised wording as per recommendations of Atty Peter Hankla after meeting with Vern and Glenore were reviewed. Board discussion included the need for face-to-face approval on permits and the importance for local contractors to be aware of the requirement for permits prior to excavations, tree removal, fill and grade projects. Board also discussed questions related to the limit of 1000 sf for fill and grade projects, that it is not for water projects, just land. *MOTION by Vern to accept the amendments as revised and schedule the Public Hearing for May 8, 6:30 p.m. prior to the next regular meeting. 2<sup>nd</sup> by David. VOTE-4 YES = CARRIED.*

**ROLAND TOWNSHIP BOARD MINUTES**  
**ZONING + GENERAL MEETING, April 10 (to continue April 25), 2023**  
**PAGE 2 OF 2**

---

2. **Schedule Public Hearing for Ordinance Amendments – May 8, 6:30 pm.**
3. **New Variance Permit and Other Permit Revisions to Consider:** Clerk shared drafts of permits, will continue to work on revisions as suggested by the board.
4. **Discussion and Approval of Pay Rate for Additional or Substitute Zoning Personnel as needed (RV CUP setback checking, etc.):** After discussion, board preferred to consider a pay rate based on amount done rather than an hourly rate and would discuss options with potential personnel.

**GENERAL MEETING called to order at 8:00 p.m.**

**OLD (Unfinished) GENERAL BUSINESS:**

1. **Road Issue Updates:**
  - **Cabin Roads:** Crack sealing will again be done by the same firm, with some rather large cracks that need sealing this year. Snow removal has been good.
  - **Rural Roads:** Road clearing has been OK. Discussion held on a needed road project.
2. **Mower/Tractor Update:** Vern inquired with Gooseneck about a hitch that might save on tire replacement, but it sounded too expensive to consider.

**NEW GENERAL BUSINESS:**

1. **Schedule Added Meeting Time for Discussion of Fritel Road Change in Burnetts 1<sup>st</sup>:** Board agreed to meet following the close of the Equalization Meeting April 25 which opens at 7:00 pm and is not expected to be lengthy. The date is for the convenience of Fritel who was not available for tonight's meeting.

**REPORTS/CORRESPONDENCE:**

- NDIRF Annual Meeting May 10, Bismarck.

Meeting adjourned at 8:15 p.m. to be continued on April 25  
Glenore Gross, Clerk/Treasurer

**April 25 - CONTINUED GENERAL BUSINESS from April 10:**

As previously scheduled, the **Board** was reconvened following the Equalization Meeting at the Quilt Inn at 7:30 pm by Chairman Mike Hall with Supervisors Vern Jacobson, John Warberg, David Thompson, and Michael Sivertson, and Clerk Glenore Gross along with six visitors in attendance.

1. **Discussion of Proposed Fritel Road Change in Burnetts 1<sup>st</sup> Addn:** The general concept of potentially adjusting the road layout from where it actually runs to be closer to where it was originally laid out was briefly presented. However, discussion centered on which process to follow per ND Century Code for vacating and laying out roads. Since it wasn't clear which plan is appropriate, *MOTION by Vern to have Attorney Peter Hankla look at the Century Code options and request his answer prior to the May 8 board meeting; 2<sup>nd</sup> by David. VOTE-5 YES = CARRIED.* Vern will meet with him in Minot.
2. **Clerk Report:** 1. Available Cabin Road Bond funds will allow \$15,500 to be added to the annual payment of \$150,000 due May 1. *MOTION by Vern to approve the additional payment, 2<sup>nd</sup> by John. VOTE-5 YES = CARRIED.* 2. The Weight Limit Ad was renewed for six months.

Meeting adjourned at 8:00 pm, next board meeting May 8.  
Glenore Gross, Clerk/Treasurer