

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL MEETING, May 8, 2023
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A **PUBLIC HEARING** to consider **Amendments to the Roland Township Zoning Ordinance** was opened at 6:30 p.m. May 8 in the Quilt Inn Meeting Room by Chairman Mike Hall along with Supervisors Vern Jacobson, John Warberg, Michael Sivertson, Zoning Administrator Tim Kihle and Clerk Glenore Gross. Ten visitors were in attendance during the hearing. Chairman Mike briefly noted the Ordinance Sections being amended, and Clerk Glenore gave an expanded review of the items. With no questions or discussion, the hearing was closed at 6:40 p.m. A copy of the amendments is attached to the minutes.

The Roland Township ZONING BOARD was called to order immediately following at 6:40 p.m. with the above attendance plus Supervisor David Thompson. Five additional visitors arrived later.

Minutes: April 10+25 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$704,090.98 and a request to pay current bills of \$12,900.75. *MOTION by John to approve the Treasurers report, 2nd by Michael. CARRIED and MOTION to approve bill payments by David, 2nd by John, VOTE-5 YES = CARRIED.* Clerk noted the Paving Project Bond Balance is now at \$638,479.

ZONING ADMINISTRATOR REPORT:

Tim submitted several permits; these were discussed:

- **Permit in process – Bahl/Solpers:** Permit with payment was received.
- **Proposed building plans – Robillard/Green Acres Rd:** Permit submitted; required shoreline variance had been previously signed. Purchase of adjacent property allowed the revised structure to fit.
- **Request for Garage Variance at 28’ – L Christenson/Oakshore:** Variance had been approved last year at time of Demolition, resubmitted with slight change of layout for the structure. *MOTION by Vern to approve the variance request for the garage to be 28’ from the road, 2nd by John. VOTE-5 YES=CARRIED.*
- **Request for Shoreline Variance for Deck at 24’ – J Gillmore/EastShore Pk:** Current deck is on the shoreline, will be removed and replaced by a new deck attached to the cabin; adjacent owner is at same distance to the shoreline and has signed the variance. *MOTION by David to approve the Shoreline variance of 26’ since the deck will be further back than it was, 2nd by John. VOTE-5 YES=CARRIED.*
- **Cabin Demo’d without Permit:** Contractor ‘assumed’ owner would get the permit at the same time they would get the building permit, which is planned in the future. Board suggested Demo permit be obtained now and consider it a misunderstanding of the process so will not impose a fine this time.
- **Columbarium Project – Metigoshe Lutheran Church:** Board noted that fees are not charged for permits for a church body, John will inform the project committee.

OLD (Unfinished) ZONING BUSINESS:

1. **Lot Size and Potential Road Vacation – Steve & Nancy Olson/Lk Met Park:** Mike said owners are working with a Bismarck attorney who did a previous road vacation in the same vicinity.
2. **CUP for 2023 LandoLive Concert – Bahl-Fossum Signatures Update:** The landowner has not yet signed and returned the CUP; Bahl reported to Clerk that they are still negotiating a few things. Board is concerned that continued non-compliance could jeopardize holding the planned event at the site.
3. **Springtime Letter to Property Owners re Parking, Right of Way Clearing & RV CUP Update:** Draft of letter was presented by Clerk. Board agreed to add a note that any excavation, demolition, or construction requires a permit, also to include Shoreland amendments information on the back page, and agreed to approve the letter for mailing contingent on the changes mentioned. An attendee suggested posting information to the Lake Metigoshe Life group on Facebook.
 - Board questioned what information is on the township signs at Lake Loop corners, with a suggestion that Excavation and Demolition should be included if not on it.
 - Cluster mailboxes may be preferable in some instances; need information from postmaster before suggesting them as a possible reduction of snow clearing problems.

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NEW ZONING BUSINESS:

1. **Motion/Resolution for Acceptance of Ordinance Amendments:** *MOTION/RESOLUTION by Vern to accept the amendments as written following the Public Hearing. 2nd by David. VOTE-5 YES = CARRIED.*
2. **Discussion of Proposed Plat for C-2 Zone – David Lakefield/off Highland Rd:** Lakefield presented the plat as discussed in a previous meeting and said he would proceed with designing the sewer if the plat is approved. One condition for the new C-2 zoning requires the sewer to be constructed before permits would be approved was noted. *MOTION by David to approve the plat as presented and schedule a ReZone Hearing, 2nd by John. VOTE- 5 YES=CARRIED.* Lakefield turned in the ReZone Application Form with payment, Hearing was scheduled for 6:55 p.m., June 12 prior to the next scheduled meeting. Clerk will advertise as required.
3. **New & Revised Permits:** Clerk had new Applications for Variance Permits as mentioned in the ordinance and new RV CUP and Permit Query. Board agreed to begin using them as is starting now; revisions to other forms will continue to be worked on.
4. **Options for Communicating to Contractors, etc.:** Board suggested to send just basic information that before starting any project, contractors should confirm that their client has obtained a permit.
5. **ADDED: Concern with Advertising of Lake Lots for Sale by Pifer Auction:** Advertisement of a lot on a Lake Metigoshe point as being 9.3 acres that could be divided was of concern to Vern. GPS readings confirmed that the lot is no longer that size due to settling into the lake, and dividing it would leave two unbuildable lots. Vern will contact Pifer and suggest they remove the option that it can be divided.

GENERAL MEETING called to order at 7:50 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Attorney Input for Procedure to Follow re: Proposed Road Change – Fritel/Burnetts 1st:** Vern met with Atty Hankla who confirmed that the process for a petition to close this road involves electors who are residents. There are three owners along the road to sign the petition for closure which would then be posted in three places for 10 days. Fritel will need to provide a survey of the proposed new road, then a Special Meeting will be called to present the proposal when the board would approve or disapprove the project. The cost of the road is to be Fritel's responsibility.
2. **Road Issue Updates:**
 - **Cabin Roads:** The firm doing crack sealing plans to come up next week. A drainage problem was taken care of and a culvert repaired. The county and Pecks are doing tree trimming; unable to contact an owner with a tree hanging over the road so that one might not get cleared back.
 - **Return of Drainage Problem Due to Property Owner Clearing Vegetation out of Ditches in N Lake Pk:** Draining is causing erosion on both sides of the road, plugging the culvert and eroding the asphalt road edge; there originally was grass in the ditches but this owner has sprayed to remove all vegetation which caused problems last year as well. After much discussion, Mike suggested getting recommendations for a suitable remedy from a landscaper or Ritch Gimbel as soon as possible. Clerk to send a letter to M Fleck to repeat the board requirement to stop spraying the ditches and to hold him responsible for the cost of repairs.
 - **Rural Roads:** David will fix the grade back to a slope where the county leveled it instead.
 - **Request for Gravel on Road to R Olson:** Ritch Gimbel told David the county would apply gravel and add the road to township miles; Dalen Twp will pay half on the shared portion, board agreed.
 - **Loon Lake Thompson Cove area needs gravel:** John requested gravel and blading on the portion where DustBeGone had been applied 2-3 summers ago, board agreed.
2. **Mower/Tractor Update:** David will touch base with Wendell about mowing. He said the county has been looking in ditches to retrieve signs, etc. following the snow clearing season.

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NEW GENERAL BUSINESS:

1. **Complaint Received on Impact of Weed Thrusters to Adjacent Property – Shearer/Sunset Bay:** An email message from a Canadian owner led to his discussion with Chairman Mike about a number of issues he is concerned with, some of which will be addressed with the State Water Commission. Mike reported that the State Park has a cleaning station by the boat launch to be used for cleaning off weeds and Zebra mussels.

REPORTS/CORRESPONDENCE:

- NDIRF Annual Meeting May 10, Bismarck, annual report available.
- Worker’s Compensation Coverage renewed for Board and Employees.

Meeting adjourned at 8:10 p.m. Next meeting June 12.
Glenore Gross, Clerk/Treasurer