

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, September 14, 2009
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ZONING MEETING of the Roland Township Board was called to order at 7:30 pm September 14 in the Quilt Inn Meeting Room by Chairman Richard Gross with Supervisors Rick McGee, Vern Jacobson, John Fulsebakke and Lyle Lamoureux, Zoning Administrator Terry Volk and Clerk Glenore Gross in attendance. Nine visitors attended, including Assessor Addie Berg.

MINUTES of the August 10 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 12 new permits with three Variances requested:
 - a) 192-194 Burnetts 1st/John Butz: Requesting 45' from deck to shoreline to be consistent with adjacent property setbacks, both neighbors signed variance. *MOTION by John to allow the variance, 2nd by Vern, CARRIED.*
 - b) 78-79 Squaw Pt/Larry Gehring: Requested parallel garage 15' from road; variance was discussed and approved at August meeting.
 - c) 49-50 Roadside Ranch/Allan Follman: Requesting 30' from deck to shoreline to be consistent with adjacent property setbacks, signed by both neighbors. *MOTION by Vern to approve the variance, 2nd by Lyle, CARRIED.*
2. Road Variance for Pole Barn Inquiry/Dwight Ekhart: Requesting to place 24x36 pole barn for parking and storage at 25' to road, due to topographical considerations of the lot; the row of trees would remain; it is not a busy road. After discussion *MOTION by John to approve the variance, 2nd by Vern; Ekhart has spoken with one neighbor and the other would be little affected; CARRIED.*
3. Road Variance for Storage Bldg Inquiry-Metigoshe Park/Gary Nelson by Troy Olson: Requesting 22x30 storage building near the old store, would be 15' from the closest corner to the road considering best use of the lot; there are no safety issues per Terry. After discussion, *MOTION by Vern to approve variance, 2nd by Lyle, CARRIED.*

OLD (Unfinished) ZONING BUSINESS

1. Storage Shed Close to Road -Steve Fritel/Burnetts Addn: Has not contacted Terry with new plan.
2. Landscaping Issues-Use of Scale During Building Season: Lyle said the scale came from Minot the day after he called and did some checking, not known if anyone was cited. Will request it again when weight limits are on.

NEW ZONING BUSINESS

1. At Witts End Bookstore/JoAnn Wittmayer-Zoning Question: After discussion with Assessor, problem was determined to be confusion between zoning designation versus tax terminology; clerk will prepare letter of explanation.
2. Land's End Values: Question came up following request by Canadian Land's End owners, represented by Mrs. Mensch, for equalization at the Bottineau County Equalization Meeting in June of 2009. The county had previously allowed one owner a discount of \$15,000 after township rejected his abatement request, giving him an Effective Front Foot cost of about \$327; the other nine owners do not have the discount; their EFF cost is about \$612, so they are no longer equalized. The township can take back the discount or consider applying same for the rest of the owners; would not apply until 2010. Matter tabled for further investigation by assessor to provide the Township board some history of past abatement activities to clarify the matter and look into conditions of the original sale, if possible.
3. Notice of Resignation of Zoning Administrator as of January 1: Terry announced he wished to resign due to time consideration needed for the zoning position, but would finish out the year to allow time for the board to find a replacement. Chairman thanked him for his contributions to the township zoning process. Terry will re-do the zoning map this fall.

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GENERAL MEETING was convened at 8:40 pm by Chairman Richard Gross, same attendance as above.

GENERAL OLD (Unfinished) BUSINESS

1. Larson Beach Road Closure/John Gregg, Atty for Sund: Atty Gregg submitted by mail an Order Vacating and Discontinuing Portion of Roadway for board signatures following approval of the petition presented and described last month; *MOTION by Vern to accept the Order as presented, 2nd by Rick, CARRIED.*
2. Rugby Point/Burnetts Rd Traffic Concerns: Bob Garbe expressed disappointment at the passage of time for getting signs up; John said they would all be in before winter.
3. New Addressing & Signage-Update/Terry: On hold; expects to continue with new addressing up the west side of the lake to Canada.
4. Chip/Seal of Cabin Roads/Repairs-Update: Danny reported that patching up the worst spots used all the cold mix that was available, and he would need about the same amount to fix the smaller bad spots which he recommended be done before applying chip seal. Jeff Beyer said they had used 150 tons cold mix and 600 gallons oil; now out of supplies and time for this year. Richard said he would meet with Terry to survey for remaining repairs to be prepared for April bidding along with county work. Jeff suggested township could use another contractor (at higher cost) if there was a question about the county crew getting it done.
5. Other Road Issue Updates: Richard reported on maintenance work being done on one mile of Section Line road past Nelsons up to Thompson's corner, estimated at about \$3,000; has been maintained at low level but upgrade was requested due to school bus use. Terry Moe is building a home off a road about ¼ mile past Thompson's corner; he told Danny he would pay for the county work but told Richard he would like the township to maintain it. Policy is that if/when a road meets county standards, the township would maintain it.

GENERAL NEW BUSINESS

1. Driveway – McCloskey/Rugby Pt: [Clerk neglected to include on agenda; McCloskey signed to accept Certified mail but he told John he would not respond as requested; will continue item to next month.]
2. Discussion of Wind Farms/Request of Don Hammer-rural seasonal resident: Hammer shared information he had learned regarding wind tower leases and cautioned the board to be aware of potential problems with wind farms, lease agreements and conflict with oil leases; Jeff Beyer said the county will be working on regulations and will work with the township to be forward-looking on potential requests.

REPORTS/CORRESPONDENCE

>None given.

With no further business the board adjourned at 9:20 p.m.
Glenore Gross, Clerk/Treasurer

Next meeting October 12.