

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, July 8, 2024
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The Roland Township ZONING BOARD was called to order at 7:05 p.m., July 8, 2024, in the Quilt Inn meeting room by Chairman Mike Hall with Supervisors David Thompson, Michael Sivertson, and Luke Artz plus Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross present. Vern Jacobson arrived at 7:10 pm. Twelve visitors were in attendance including Mark Kihle, temporary zoning assistant.

Minutes: June 8 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$620,959.15 and a request to pay bills of \$5,437.39 as listed; \$200 is on hand in RV permits to deposit. Board wasn't aware of details on a bill from Mikkelsen Aggregates for rock requested by the County. *MOTION by Michael to approve the Treasurers report and pay the bills but exclude the Mikkelsen bill for further information, 2nd by David. CARRIED.* [Post-Meeting Note: David learned rock was used with crack seal project on Highland Road.]

ZONING ADMINISTRATOR REPORT:

Tim presented several permits:

- Nordstrom shed, checked out OK for sewer locate and power line.
- Schmaltz, lines checked but needs another look.
- P Kramer, detached bunkhouse with bathroom.
- N Anderson, small shed near Lake House.
- L Peterson, add deck to trailer.
- C Zachmeier, 10x10 shed.
- S Niebuhr, add gazebo on ground-level deck.
- J Fredrickson, remove wheels on park model for permanent site – will need building permit vs RV CUP.
- T Benson, to demo small structure on Minot Beach lot.
- R Fossum, large shed on commercial lot with also a retail building.
- L Christenson, add deck to new cabin, has a signed Variance to allow 30' to shoreline. Mike noted that planned decks should be included on new building permits (especially if it needs a variance). *MOTION by Vern to approve the Variance for the deck at 30' to be in line with adjacent properties, 2nd by Michael. VOTE - 4 YES, 1 NO (David) = CARRIED.*
- S Farstad, add storage shed next to cabin; board concerned that percent of lot coverage was approaching the maximum, but figures were included to show structures are near but not over 30% coverage.
- B Glinz, plan for garage with sleeping quarters and bathroom. [Post-meeting note – dimensions on floor plan drawing were found to be larger than stated.]
- In planning process: D Thompson boathouse, T Froseth demo and new house plan.
- Schmidt permit given previously for emergency roof repair in Lake Metigoshe Park has more work needed but is stalled with property lines in question. Board agreed to set an off-site meeting to observe the situation and consider options for needed improvements.
- T Koop came with paperwork for a planned structure to be a half foot closer to the sewer line - needs Rec Service District approval to be addressed later this week, and also a signed variance to be at 5' to the side property line due to the other neighbor being on the property line. After discussion, *MOTION by David to approve a 2 ½' variance to allow 5' to property line but contingent on Rec Service District approval on the sewer line variance, 2nd by Vern. VOTE-5-YES = CARRIED.* Tim will keep the variance on file for when the building permit is prepared later.
- *Motion by David to approve the permits as discussed except for ones placed on hold, 2nd by Michael. VOTE- 5 YES = CARRIED.*
- Farstad permit for the shed was discussed further related to the lack of monitoring during construction; a change of contractors was followed by a change in design from the approved permit. Vern said since the garage was not built as permitted, he would vote no on the shed. *MOTION by David to approve the shed permit for Farstad as presented, 2nd by Luke. VOTE – 4 YES, 1 NO (Vern) = CARRIED.* David

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emphasized the need to monitor structures to be built as shown with dimensions as approved; Mike said a project should be checked three times during construction to be aware of such changes.

OLD (Unfinished) ZONING BUSINESS:

1. **Mobile Unit on Golf Course Property/M Holm – Request to Remove by June 30:** Mike talked with Holm; he said he has a four year lease and would like to keep using it for storage and to watch deer. Two board members will check on the unit and its use.
2. **2024 RV Permit Renewals – Update:** Mark reported 68 renewals; many RVs were in and out of sites this week; 6-8 questionably appear as storage only, he will pursue contact with them.

NEW ZONING BUSINESS:

1. **None**

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

OLD (Unfinished) GENERAL BUSINESS:

1. **Aspen Ave Area Sale to D Henes – Update:** Invoice was paid, he has received the paperwork.
2. **Burnetts Rd/Fritel – Update:** Mike reported on discussions with Wold Engineering and ND Forest Service regarding aspects of the road under construction. NDFS would like confirmation on their right of way alongside township roads. *MOTION by Vern to send a letter with information in writing as had been previously discussed with them regarding right of ways, 2nd by David. VOTE – 5 YES = CARRIED.* The standard is 33' from the center of township roads, where possible.
3. **Road Issue Updates:**
 - **Cabin Roads:** Nothing further.
 - **Rural Roads:** Luke said John Warberg had an issue to be looked at in the Loon Lake area; David will talk with John.
4. **Mower/Tractor Updates:** Nothing to report.

NEW GENERAL BUSINESS:

1. **Report on Leash Law Information:** The ND Century Code 43-03-01 to -04 - Dogs as Public Nuisance - puts the responsibility on a complainant to pursue a remedy by reporting complaints to a district judge who would contact the owner for action. If the township were to add a leash law to our ordinance it would apply to the whole township and require personnel to handle complaints, which the board agreed not to pursue. [NOTE: Clerk has on file a Dog Complaint Form which follows this procedure.]
2. **ADDED: Clarification of Fence Setback:** Vern asked why a fence needed to be 7 ½' from a property line if owners were not in agreement on the line. The ordinance says a fence is to be at least 7 ½' off the water, and adjoining owners are to sign agreement with fence placement. The permit includes a place for signatures. Neither one references having a 7 ½' setback if adjacent owners don't agree. Further research may find an instance of when it was required.

REPORTS/CORRESPONDENCE:

- Jesse Kist shared a link to lake level information from ND Dept of Water Resources site; board suggested it would be better to be added to the Lake Metigoshe Improvement Association website.

Meeting adjourned at 8:15 p.m.

Next board meeting is Monday, August 12.

Glenore Gross, Clerk/Treasurer