

## Regular Meeting

Date / Time, Location of Scheduled:	04,25,2025 10:00 a.m. On Site / Lambeau Lane		
Date / Time of Call to Order:	10:00 a.m.	Date / Time of Adjournment:	11:15 a.m.

1. Call to Order at 10:00 a.m. by Bruce Schirado. Members present – Bruce Schirado, Paul Gjellstad, Curt Kadramas, Debbie Staloch and Tim Fast.

- Guests --Burleigh County – Dan Schriock and Casey Einrem
- Guests – Tim Staloch, Cordell Staloch, Corissa Fischer, Ryan Rykowski.

2. Attendance (Roll Call): Quorum consists of two elected supervisors (Board of Supervisors - BoS), and the township clerk or the appointed clerk of the meeting.

Position	Name	Date Elected / Appointed (initial)	Current Term Period
Supervisor Chairperson: (3-yr Term)	Bruce Schirado	2025	2025-2026
Supervisor: (3-yr Term)	Paul Gjellstad	2025	2025-2028
Supervisor: (3-yr Term)	Curt Kadramas	2021	2021-2027
Deputy Clerk: (2-yr Term)	Deb Staloch	2022	2022-2026
Treasurer: (3-yr Term)	Heidi Schirado	2022	2022-2026
Assessor: (3-yr Term)	Allan & Kimberly Vietmeier	N/A	Contracted *
Overseer of Highways:	Tim Fast	2025	Appoint:
Weed Board Rep:			Appoint:
Bis/Man Zoning Board Rep:			Appoint:

- Clerk Report – None
- Treasurer's Report – None
- Area Reports - None
- Old Business – Lambeau Lane Right-of-Way (Purpose of this meeting is to Inform the Gibbs Township Board members and all parties involved information on road right of way guidelines and township and county road differences.)
  - Summary of comments
  - Burleigh County Comments:
    1. Public Right of way is meant for access.
    2. Legal access does not mean you have to have a certain amount of feet. It's not a width. It means you have legal access to your lot.
    3. County views access to Cordell's lot (Aster Ridge lot 1) as an approach/drive way. It is not a road. Road approach/ driveway construction standards are different than the construction of a County or Township Road. See attachment.
    4. The existing road is on Mark Stenerson's land and the Township has not claimed the road and does not maintain the road.
    5. Lambeau lane is public access. Lambeau Lane was dedicated to the public in 2003. See attachment

6. The Township can ask for a Storm water analysis on Ryan's Platt to show no negative impact to other residents.
7. To add more lots to Aster Ridge you would have to go through the platting process again. Back to Planning and Zoning.

- 00:06:25 Casey - Burleigh County
- So, a little bit of the history. Back in 2003, when that was done, (Ryan's First Subdivision) City of Bismarck, their ETA. This kind of shows the area. Their ETA line comes down on that side too. So, this is all within the ETA.
- It goes to the City of Bismarck. The County didn't have Planning and Zoning back then. What they did is contracted it back to the City of Bismarck Planning and Zoning. So basically, it ran through all that part of the Stormwater Management Plan, and had to go through the platting and all that stuff. And part of it is ok, they dedicated 40 feet on the 1/2 going East.
- Since then, once those plats are done, Subdivision roads then go to the Township and they are Township roads, you're the road authority. We had a surveyor stake this out (Lambeau Lane public Right-of-way) so that way we kind of all can see this is where the dedicated public right of way is so, the public whom whomever you want to call the public, has the right to access, going right down through this area. Lambeau Lane public Right-of-way On there so that's set up, that's part of law. So, then it's turned over to the Township, Township claimed maintenance on Flicker Tail going through there. They've never claimed maintenance coming down Lambeau Lane. On there. So, they haven't come down here Lambeau Lane, as we can see, the vast majority of it's on private property. (Mark Stenerson and family) Going through there so I don't know what the Township wants to do. It's up to you guys. You duly elected board and decide what you want. Do you want to try and claim maintenance on Lambeau Lane? Since it's a private property?
- 00:08:34 Casey - Burleigh County
- You'd probably have to have a prescriptive easement. The only way to get prescriptive easements is to go through a Judge. You have to produce 20 years of records of how you've maintained it, since you've never claimed maintenance on that we get a call, we provide that. It's your call. You just want to be very upfront. If stuff happens like that, that's just what we have provided. As part of the records going through there.
- 00:09:03 Casey - Burleigh County
- You still have to have a judge. Say it going through there. So, this is just a little bit of an overview map. What everything looks like kind of the area. This is where what's actually dedicated on right away on all the sides that go through. So, you got the 40 foot here, you got 40 on both sides of flicker tail, everything going through. So, one thing we talked about with Tim and Jerry yesterday is just an idea. Doesn't mean anybody has to do it, but one thing. You could look at obtaining A roadway easement. You don't have to get dedicated right away. We've worked with roadway easements many times, but you could get a roadway easement from Mark on there and I don't know if Mark would be open to it or not.
- 00:09:53 Casey - Burleigh County
- Historically, what we do for roadway easements. The County offers \$3000 an acre; they still retain ownership of it. It's just the right to build the road going through there. We did a really fast and dirty measurement it was like .2 - .25 acres. So just round up, say it'd probably be around \$1000. We don't know if the Township would want to look at that because they'd come out of Township funds. That's your guys' call on that. We're just looking at what potential ideas is all, just to be discussed and be able to go from there then at that point. You know, you could have a roadway easement, you could then put that on maintenance and then we do maintenance on behalf of you with our contract or you can do it however you want and be able to go from there. This one just kind of shows some of the contour's kind of how everything goes, where the water tends to drain out through there, runs out. This one's a little bit for next maps a little bit further out. Kind of shows where everything comes across, goes down in Cordell lot. What we would suggest is it continues going down on what would be your East ditch line of

a driveway, go down and then have a second culvert so it crosses underneath there so it just stays in the natural pathway. (Casey is showing several maps to everyone present).

- Ryans Rykowski questions

1. You need 80 feet of Right of Way to build a road?
  1. Answer- not for a driveway/approach. (See attachment the Minimum with is 20') Township and County roads have different standards. Per Dan's comments the Township determines what the standard is. 4:05 Dan Schriock
2. Concerned that more than one house / lot will be built on Aster Ridge lot 1 where the access point is located on Lambeau Lane.
  1. Answer- It is zoned RR (Rural Residential) which is 1 home on a 10-acer lot. If the property is sold to a developer, the developer would have to go through the platting process and would have to rezone the property.
3. Concerned about the impact to his property when culvert and approach/driveway is built.
  1. Answer-The Township and County advised to obtain a storm water analysis.

- Paul Gjellstad questions

1. Asking for clarification in Right of way of Lambeau Lane. Road or approach?
  1. Answer- Approach
2. has there ever been a stormwater analysis been done?
  1. Answer is Yes, on Ryan's First Subdivision

- 00:04:38 Casey - Burleigh County
- On that part, you guys can ask for stormwater management plan amendment to show that there's no negative impacts to the upstream or downstream.
- You have every right to ask for that, and then they can go through the process to provide it. Here's a copy of the Storm Water Management plan. What that identifies on Ryan's first which drains to this side is basically these two lots. (East side)

1. Question on how big the project is going to be.
  1. Answer- A private drive/ approach is being constructed in the public right of way access point in the Lambeau Lane Right of way.

- 00:00:42 Paul Gjellstad - Road Supervisor
- How are you guys going to build this road?
- 
- 00:00:53 Casey - Burleigh County
- That's an approach, not a road.
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- 00:00:55 Dan - Burleigh County
- Once you get on private property. We have no say.
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- 00:00:59 Paul Gjellstad - Road Supervisor
- So, building in the public right away, that's going to be an Approach?

- 00:01:03 Casey - Burleigh County
- We would view that as an approach. If you want to build it to the full roadway subdivision, you. Have to meet the subdivision standards.

- 00:01:10 Casey - Burleigh County
- So, this is an approach. This is not a road.

- 00:02:26 Dan - Burleigh County
- If it's a private easement, then we could consider it a road until then it's a private drive similar to I have one off of 71st Ave. where about 6 houses are down off of 71st and it's a private drive. To access those six houses, they gravel it, they maintain it.
- 

00:02:58 Casey - Burleigh County

- So, if you want us to maintain it.
- we want it to county standard. That's not the county standard. I don't care, goes to a Township standard. What's your Township standard that isn't and you say, hey, we're not going to maintain it, **then it can go back to an approach**. Same thing we do in section line roads. because a lot of people are like, "Hey, I want my driveway back 300 feet off of highway 201 going down a section line Rd. because they want to build
- A house back there. We tell them if you want us to maintain it, you have to build a two section line standards, which is a huge paved road. And they're. I don't. They can't afford it. We understand. So, they build themselves a little driveway. We even though it's on a section line, we never plow it. We don't gravel it. We do nothing. An unmaintained portion. So, it's viewed as an approach driveway.

1. Paul Gjellstad "I got tired of the circle jerk, so I got in the circle. Now I hear what we are talking about."

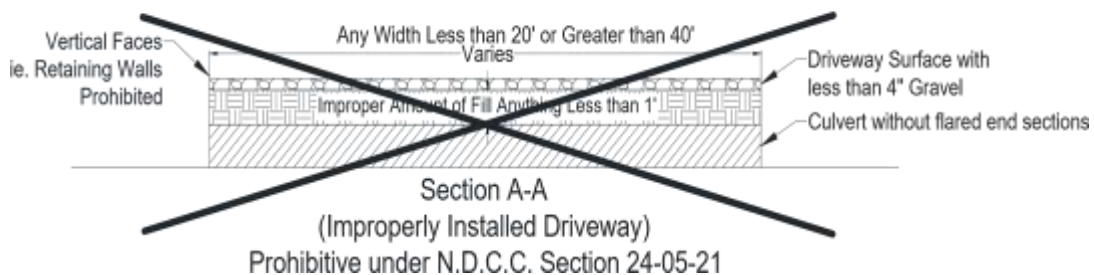
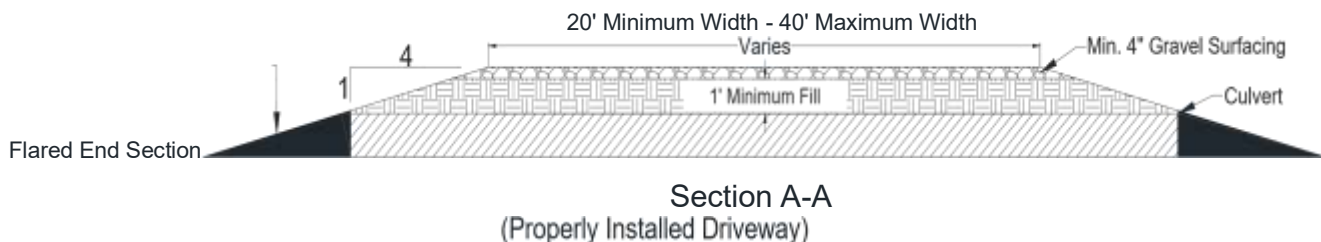
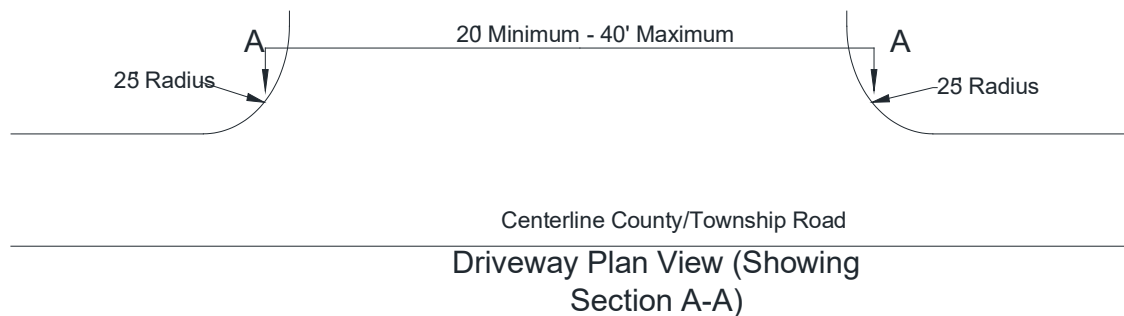
- Bruce Schirado concerns
  1. Asking for clarification in Right of way of Lambeau Lane. Road or approach?
    1. Answer- Private drive/Approach

- New Business -- None
- Next Meeting at the Burleigh County Highway Department
  1. April 29<sup>th</sup> at 7:00 p.m.

- Adjournment
  - Meeting was adjourned at 11:15 a.m.
    1. Motion to adjourn by Curt Kadramas, Second by Bruce Schirado.

## Construction Standards:

- 1) All approaches must be constructed to County Standards and North Dakota Century Code 24-05-21. Failure to do so may result in fines or the removal of the approach.
- 2) 20' Minimum Top width and 40' Maximum width
- 3) 4:1 in-slope Slope Rate (6" and smaller decorative stones are allowed on in-slopes as long as a 4:1 slope is maintained)
- 4) 25' Turning Radius, Both Corners
- 5) 4" Gravel Surfacing (3" Gravel with 4" Hot Bituminous Pavement or 3" Gravel with 4" Portland Concrete Cement are also acceptable surface treatments)
- 6) Flared End Sections are required on all culvert installations
- 7) No decorative vertical end treatments allowed, including but not limited to retaining walls
- 8) Place pipe to match existing ditch grade





MARK & BECKY  
STENERSON

BERGER,  
COREY  
& JILL

RYKOWSKY,  
RYAN A &  
JESSICA

GJELLSTAD,  
PAUL &  
MATIA

STALOGH,  
CORDELL  
& BRANDI



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN JR. AND BETTY RYKOWSKY AND OLGA A. DUDYREV, BEING THE OWNERS AND PROPRIETORS OF THE PROPERTY SHOWN ON THE ANNEXED PLAT HAVE CAUSED THAT PORTION DESCRIBED HEREON TO BE SURVEYED AND PLATTED AS 'RYAN'S FIRST SUBDIVISION' TO THE COUNTY OF BURLEIGH, NORTH DAKOTA AND DO SO DEDICATE STREETS AS SHOWN HEREON INCLUDING ALL SEWER, CULVERTS, WATER AND GAS DISTRIBUTION LINES AND OTHER PUBLIC UTILITY LINES, WHETHER SHOWN HEREON OR NOT, TO THE PUBLIC USE FOREVER.

THEY ALSO DEDICATE EASEMENTS TO RUN WITH THE LAND, FOR GAS, ELECTRIC, TELEPHONE AND OTHER PUBLIC UTILITIES OR SERVICES ON, ACROSS OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS".

John Rykowski  
JOHN JR. RYKOWSKY (LOT 2)

Betty Rykowski  
BETTY RYKOWSKY (LOT 2)

STATE OF NORTH DAKOTA)  
COUNTY OF Burleigh SS)

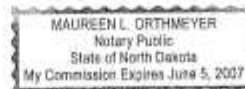
ON THIS 26<sup>th</sup> DAY OF June, 2003, BEFORE ME PERSONALLY APPEARED JOHN AND BETTY RYKOWSKI, KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGES TO ME THAT THEY EXECUTED THE SAME.

Maureen L. Orthmeyer

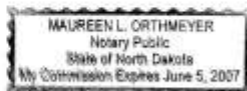
BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES June 5, 2007

Olga Dudyrev  
OLGA A. DUDYREV (LOT 1)

STATE OF NORTH DAKOTA)  
COUNTY OF Burleigh SS)



ON THIS 26<sup>th</sup> DAY OF June, 2003, BEFORE ME PERSONALLY APPEARED OLGA A. DUDYREV, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME.



Maureen L. Orthmeyer

BURLEIGH COUNTY, NORTH DAKOTA  
MY COMMISSION EXPIRES June 5, 2007



