

**ROLAND TOWNSHIP BOARD MINUTES**  
**ZONING + GENERAL MEETING, October 14, 2024**  
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**The Roland Township ZONING BOARD** was called to order at 7:05 p.m. October 14, 2024, in the Quilt Inn meeting room by Chairman Mike Hall, with Supervisors Michael Sivertson, Vern Jacobson, David Thompson and Luke Artz in attendance, as well as Zoning Administrator Tim Kihle and Clerk Glenore Gross and nine or more visitors including Mark Kihle, temporary zoning assistant.

**Minutes:** September 9 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$595,610.58 and a request to pay bills of \$15,180.47 as listed plus \$1,250 for Jerry Sivertson for tree and deer cleanup issues, also payment from the Security First account to Addie Berg for maintaining the record of cabin road paving specials. *MOTION by Vern to approve the Treasurers report and pay the bills, 2<sup>nd</sup> by David. VOTE-5 YES=CARRIED.*

**ZONING ADMINISTRATOR REPORT:**

Tim presented these permits:

- R Conway, Burnetts 1st, Water oriented storage shed 10x14.
- T Hageness, Minot Beach, addition to garage, to maintain same roof height.
- M Sundhagen, Larson Addn-Loon Lk, 32x40 dwelling + 10x32 deck.
- A Abrahamson, Sawmill Lumber, 60x100 material storage building.
- G Lund, Rural, 40x60 shop.
- A Monson, Rural, possible Conditional Use Permit to help in obtaining a business license. *On hold.*
- B Schweitzer, Minot Beach, working on boathouse plan. *On hold.*
- L Thiel, Squaw Pt, need to see more exact figures on points of land setbacks for planned project. *On hold.*
- *Motion by David to approve the permits not on hold, 2<sup>nd</sup> by Michael. VOTE- 5 YES = CARRIED.*
- D Witikko, Birchwd Hgts, brought plans requesting a 9' road variance for storage garage to be 21' to edge of road due to drop-off to the wet area below; in line with neighboring garage. Stakes show preferred garage placement. Board decided to look at the site before giving approval. *Tabled to next meeting.*

**OLD (Unfinished) ZONING BUSINESS:**

1. **Follow-up on Request for Fence Placement – Benson/Whiskey Bay:** Mike, Tim and Michael looked over the area in question; agreed that both sides of the story need to be heard. Mike and Vern will visit with Romfo.
2. **Off-Site Meeting to Check Proposed Improvements-Schmidt/Lot 27 LkMetPark:** Contractor hasn't contacted Tim or provided blueprints for the proposed changes being considered.
3. **Mobile Unit on Golf Course Property/M Holm – monitored for use:** Mark reported being there three times without making contact for a permit. Holm has said he won't be doing the things not permitted.
4. **2024 RV Permit Renewals – Update:** Mark has issued 73 RV CUPs and 19 Storage permits for the season. He reported sending out five letters to owners who haven't returned their information for a no-fee storage RV permit sticker. He suggested the board could consider imposing a \$50 penalty for non-responses to be fair to all. Mike said it has appeared most are happy with this year's setup for RV permits and thanked Mark for his persistence at it.
5. **Consider Issues Related to Short Term Rental (STR) Options Offered Locally:** Mike noted that in the past for someone to rent out their cabin they needed to be zoned Commercial. Now perhaps setting up a Conditional Use Permit could be an option for the greater numbers of owners renting their cabins, which has led to increased noise and associated activity that not everyone appreciates. Vern said consulting an attorney first is important to determine what a township can and can't do. It's become a nationwide issue with other areas also needing to consider how to include it in their ordinances.
6. **Deputy Clerk/Offsite Storage & Meeting Space:** Still looking at options including possibly a shared building space with other area entities. A deputy clerk now would help prepare for future clerk-treasurer replacement.

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**NEW ZONING BUSINESS:**

1. **Outlot Approval for Bohl's Bay First Addn to Lk Met/Section 11:** Gayle Bohl presented a drawing consisting of 8 lots with easements for access, being a replat of a portion of Outlot 12 in the old schoolhouse site on East Lake Loop Rd. Sewer development is underway and will be in place as required before selling to new owners; the road will remain privately owned until it meets county standards. It is zoned RE-1. After discussion, *MOTION by David to approve the plat of Bohl's Bay First Addition to Lake Metigoshe as presented, 2<sup>nd</sup> by Vern. VOTE-5 YES = CARRIED.*
2. **Schedule Hearing for Rezone from RE-1 to RE-2 for a portion of above plat:** Bohl is requesting a change in zoning from RE-1 to RE-2 for Lots 7 and 8 of the above replat in order to accommodate a proposed 18-hole mini-golf course. Board agreed to schedule a Public Hearing for the request prior to the next regular meeting November 11 at 6:50 p.m. Clerk will advertise as required.
3. **Outlot Approval for Cady/Parcel B of Birchwood First Subd:** Tom Ripplinger, who is in the process of purchasing the proposed one acre plat, requested board approval of this parcel in the northeast portion of the golf course where the cart storage building has been. He said it would be for personal storage only. After discussion, *MOTION by Michael to approve the plat of Parcel B of Birchwood First Subdivision as presented, 2<sup>nd</sup> by Luke. VOTE-David YES, Vern NO, Mike YES, Michael YES, Luke YES. CARRIED. NOTE: the parcel is zoned RE-2.*

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

**OLD (Unfinished) GENERAL BUSINESS:**

1. **Burnetts Rd/Fritel – Progress Update:** Steve Fritel explained that as the road has been cut and spread out to meet NDCC and DOT specs for slope tolerance and safety, the foundation that has been put in place for their cabin ended up 3' closer to the road than it should be. Mike noted that the road looks good but since Fritel will remain the liable party until the township accepts the road, he recommends it be closed over winter. Still to be determined are signs, trees to clear, ditches and culvert placement; also will need to see how snow accumulates on it this winter. Fritel plans to have it paved in the summer unless it doesn't appear the township will accept it. The plan is that the old road would be closed concurrent with acceptance of the new paved road.
2. **Road Issue Updates:**
  - **Cabin Roads:** Nothing to report.
  - **Rural Roads:** David reported on work that started as tree and ditch clearing for safety and better snow removal on 104<sup>th</sup> St NE between Svingen Road and Town Line Road has resulted in a straightened and upgraded gravel road.
3. **Mower/Tractor Updates:** Nothing reported.

**NEW GENERAL BUSINESS:**

1. **Road at Larson Addition/North Loon Lake – David T:** David said it's now better than it was, but ditches weren't dug and there will be drainage problems; it will be looked at in the spring after seeing how it fares in winter.

**REPORTS/CORRESPONDENCE:**

- Cody Longie has replaced Julie Knutson at Farmers Union Insurance (NDIRF coverage for township)

Meeting adjourned at 8:20 p.m.

Next board meeting is Monday, November 11.

Glenore Gross, Clerk/Treasurer