

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL MEETING, November 11, 2024
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A PUBLIC HEARING to Address a Request to REZONE from RE-1 to RE-2 LOTS 7-8 of BOHL'S BAY FIRST ADDITION to LAKE METIGOSHE was opened November 11 at 6:50 p.m. in the Quilt Inn meeting room by Chairman Mike Hall; it had been advertised as required. Supervisors Vern Jacobson, Michael Sivertson and Luke Artz were in attendance, as well as Zoning Administrator Tim Kihle and Clerk Glenore Gross along with five visitors, including Mark Kihle, temporary zoning assistant. Chairman Mike explained that the rezone would allow the lots to be used for a proposed 18-hole mini-golf course. After confirmation of the site in question, no further comment was presented. Hearing closed at 6:55 p.m.

The Roland Township ZONING BOARD was then called to order by Chairman Mike Hall, with attendance as above; David Thompson arrived at 7:02 p.m. and an additional visitor later.

Minutes: October 14 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$585,867.00 and a request to pay bills of \$23,808.04 as listed; Security First checking balance is \$24,692.86 and the bond principal balance is \$493,014. *MOTION by Vern to approve the Treasurers report and pay the bills, 2nd by Michael. VOTE-4 YES=CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim presented these permits:

- S Vedaa, Shed 12x12
- M Hall, Shed 12x12
- M Hanson, Shed 12x12
- T Koop, Dwelling + deck + garage
- G Bohl, Dwelling + deck + garage
- G Abernathey, fence – posts (permanent) + cloth (seasonal), 8" in from property line. *On hold.*
- D Wittiko, request for road variance for garage, board look before approval. *Continue to table.*
- B Schweitzer, Minot Beach, working on boathouse plan. *On hold.*
- L Thiel, Squaw Pt, waiting for response from him. *On hold.*
- A Monson, Rural, withdrew request, no paperwork needed.
- *Motion by Michael to approve the permits not on hold, 2nd by Vern. VOTE- 5 YES = CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Follow-up with Romfo-Benson Issues/Whiskey Bay:** Vern reported visiting with Romfo who said he had moved the shed in question years ago as far as he could at the time but due to evergreen trees on the north side it ended up on the property line; he agreed to move the camper off the road. Vern noted the bunkhouse by the water was an empty building with no bathroom, which was part of the reported ruckus over the 4th of July. Romfo was told the board is pursuing information regarding potential regulation of short term rentals, which was what caused these issues to initially be looked at.
2. **Off-Site Meeting to Check Proposed Improvements-Schmidt/Lot 27 Lk Met Park:** Tim met with K Peach, the contractor, who gave him the March permit with additions and subtractions on the drawings for changes made due to setback and property line issues. Other changes had also been made, so Mike asked Tim to get a new permit with a drawing showing it all; Tim suggested the board needed to look at the site.
3. **Mobile Unit on Golf Course Property/M Holm – monitored for use:** Board agreed to send him a bill for the renewal amount due; nothing weird has been noted there lately.
4. **2024 RV Permits – Update:** Mark talked to Romfo about needing a no-fee permit for his storage RV; it was mailed in but dated 9/31/24 so he will check into correcting that. Four permit forms have not been returned to confirm they are storage only; Mark suggested they be billed for a \$50 fine since the permit needs to be on file and the RVs monitored to check for use for sleeping quarters/guest accommodation. Ordinance revisions will be looked at by the board prior to next season.

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5. **Consider Issues Related to Short Term Rental (STR) Options Offered Locally:** Vern reported there would be no assistance on this from the ND township attorney or the state's attorney, so our attorney Peter Hankla will be consulted to see if he has input. Mike said to see if Devils Lake has dealt with this, adding that rezoning each site as Commercial wasn't practical but perhaps a Conditional Use Permit could suffice.
6. **Deputy Clerk/Offsite Storage & Meeting Space:** Tim said in the past there had been talk of having the Rec Service District and Lake Metigoshe Improvement Association share a building as needed for extra storage, etc. RSD may have a spot of land to consider for use if funds for a building were available. Using a Sawmill Storage unit was suggested, but temperature control would be needed for proper record storage.

NEW ZONING BUSINESS:

1. **Vote on Rezone Request following Public Hearing:** With no opposition heard, *MOTION by Vern to approve the requested Rezone of Lots 7 and 8 of Bohl's Bay First Addition to Lake Metigoshe from RE-1 to RE-2, to allow construction of a mini-golf course as noted, 2nd by Michael. VOTE-5 YES = CARRIED.*
2. **Address Fence Moved onto Property Without Permit or Signature-S Vedaa/Rugby Pt:** Recent permit for a dwelling was designed based on the apparently accepted fence placement indicating the property line; however, the neighbor moved fencing three feet to the left without a permit or signature of approval of the affected property owner; a portion of the old fence remains where it was. Vedaa is willing to put up a new fence. After discussion and checking photos, *MOTION by David that the offending fence be taken down and property owners negotiate placing a new fence on the original fence site, to be done by May 15, 2025, or offender will face a fine of \$200 per each day that the move is not completed, 2nd by Vern. VOTE- 5 YES = CARRIED.*

GENERAL MEETING called to order at 7:27 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Burnetts Rd/Fritel – Progress Update:** Steve Fritel has placed straw barriers along the road. Those who have driven it said it appears to be a good road; however, it will be blocked over winter so Fritel isn't held responsible for personal liability.
2. **Road Issue Updates:**
 - **Cabin Roads:** A couple roads still need gravel. A request to add snow removal for a road off Squaw Pt has been made.
 - **Rural Roads:** The upgrade on 104th St NE near the Town Line Road was commended as very good. Gravel roads need washboards worked out; they had been worked up for winter but fall has stayed on longer.
3. **Mower/Tractor Updates:** Nothing reported.

NEW GENERAL BUSINESS:

1. **NDTOA Convention & Annual Meeting – Dec 3-4, Bismack:** David offered to attend, Clerk will also plan to attend.

REPORTS/CORRESPONDENCE: None offered.

Meeting adjourned at 7:38 p.m.
Next board meeting is Monday, December 9.
Glenore Gross, Clerk/Treasurer