

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, February 10, 2025
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The Roland Township ZONING BOARD was called to order at 7:00 p.m. February 10 in the Quilt Inn meeting room by Chairman Mike Hall, with Supervisors Vern Jacobson, Michael Sivertson and Luke Artz in attendance, as well as Zoning Administrator Tim Kihle and Clerk Glenore Gross. David Thompson was absent. Nine visitors attended, including Addie Berg, Assessor and Mark Kihle, zoning assistant.

Minutes: January 13 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$560,611.65 and a request to pay bills of \$37,620.52 as listed. Security First account reported Bond Principal Balance as \$492,961. *MOTION by Vern to approve the Treasurers report and pay the bills presented, 2nd by Michael. VOTE - 4 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim has nothing new on the 'carried over' items (Wittiko, Thiel and Schweitzer permit requests). The following were discussed; Tim has others still in process:

- Two permits were presented with the information as requested last month, for two commercial multi-storage buildings to be added to Houim property on West Lake Loop Road.
- Permits for a post and rope fence and a deck on the schoolhouse building were presented for the minigolf project being planned by BKK, LLC/Gayle Bohl.
- Question regarding what permit, if any, is needed for the minigolf project since it will have movable interlocking pieces and other items which relate more to landscaping than a structure. With no specific current permit that applies but an agreed need to have the project accepted, *MOTION by Vern to apply one-half of the fee for a commercial structure to the Goshe Golf LLC minigolf project (\$250); 2nd by Michael. VOTE-4 YES = CARRIED.*
- Fence permit, signed by the adjacent owner, was brought by Herb Horner, which settles the dispute as previously discussed. *MOTION by Vern to drop the fine that was to be imposed if not settled before May 2025; 2nd by Michael. VOTE-4 YES = CARRIED.*
- *MOTION by Vern to approve the above permits as presented; 2nd by Michael. VOTE-4 YES = CARRIED.*

OLD (Unfinished) ZONING BUSINESS:

1. **Request for Fence Permit – Horner/Rugby Pt:** Addressed above.
2. **Monitor for Roof Extension Removal-Schmidt/Lot 27 Lk Met Park:** No new activity at this time.
3. **Consider Issues Related to Short Term Rental (STR) Options Offered Locally:** Vern emailed Atty Hankla January 30, was told he has been busy but would send information shortly; none arrived yet.
4. **Consider Offsite Storage & Meeting Space:** Still looking into options.

NEW ZONING BUSINESS:

1. **Plan for 2025 RV Renewal Letters:** Mark confirmed that with regulations staying the same, he will be sending out the renewal letters as had been done previously by the clerk.

GENERAL MEETING called to order at 7:15 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **Burnetts Rd/Fritel – (Blocked for winter):** Mike noted that even with no snow removal, it looks as though it will be a decent road for winter use.
2. **Road Issue Updates:**
 - **Cabin Roads:** Glinz clearing the turn-around areas as requested last month has worked well.
 - **Rural Roads:** No update.

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NEW GENERAL BUSINESS:

1. **Liquor License Application - Dockside On+Off Sale - Troy Olson/Tim Boettcher:** County Commissioners approved the license conditioned on township approval, since the township application hadn't yet been received. After discussion, *MOTION by Michael to approve the license application for Dockside Lounge On/Off Sale; 2nd by Luke. VOTE-4 YES = CARRIED.*
2. **Assessor Recommendations for Equalization – Addie Berg:** Addie reported that Roland Townships current sales ratio (market value to assessed value) is at 76.34%. The sales for the past 3 years resulted in only a 82.2% sales ratio. The state requirement for market value related to assessed value is 90-100%. To meet, and be within an acceptable tolerance level, the state requirement warrants 14-25% increase to assessed values. She also reported that the same applies county-wide. Her recommendation to the board would be to increase structure values by 10% which brings dwelling pricing to 100% of the actual cost of construction values per recent study, as being preferable to increasing price on land frontage. Other valuation changes will relate to changes made by property owners and/or property reviews. She said no changes were required for agricultural land values. She cautioned that if adjustments aren't made at the township level, they can be made by the county or the state. After noting that 100 bills related to property taxes are under consideration in the legislature, Vern reluctantly made the *MOTION to accept the Assessor's recommendation on adjusting values; 2nd by Michael. VOTE – 4 YES = CARRIED.*
3. **ADDED: Consider Requests to Stream Township Meetings:** Mike said he has been asked if township meetings could be streamed for those unable to attend. Board discussed available options, such as using Zoom or Teams and choosing voice only or screening. A suggestion to talk with the county for options was made as well as a comment on the low number of visitors to meetings related to the number of owners in the township. More research will be done before streaming is considered.
4. **Consider Budget & 2026 Levy Request:** Clerk provided a form for the board to consider 2024 income and expense versus the budget and the 2025 budget; any suggested changes will be made next month for annual meeting consideration.

REPORTS/CORRESPONDENCE:

- County Township Officer Meeting in Newburg is Saturday, February 22 10:00 AM-Noon + lunch
- Township Officers Day at the Capitol is Wednesday, February 19, starts 8:30 AM
- Follow ND legislation of interest to townships: <ndtoa.com/69th-legislative-assembly>
- ND Commercial Blanket Bond/Public Officials – Issued with \$245,680 Limit of Liability

Meeting adjourned at 7:40 p.m.

Next board meeting is Monday, March 10.

Glenore Gross, Clerk/Treasurer