

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING, April 13, 2026
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The Roland Township ZONING BOARD was called to order by Chairman Mike Hall at 7:15 p.m. April 13, 2026, in the Quilt Inn meeting room with Supervisors David Thompson, Luke Artz, Michael Sivertson and Greg Mathwich along with Zoning Administrator Tim Kihle and Clerk Glenore Gross. Visitors included Addie Berg, Assessor and Mark Kihle, Zoning Assistant, plus three more.

Minutes: March 9 Board and March 16 Reorganization minutes were approved as written and posted.

Treasurer Report: Cash/Fund balance of \$923,417.69 and a request to pay bills of \$156,269.42 (correct amount) which includes the bond annual principal and interest payment of \$150,000 due this month.

MOTION by Greg to approve the Treasurers report and pay the bills presented, 2nd by David. VOTE-5 YES = CARRIED. After discussion, Motion by Michael to move \$75,000 from checking to a maturing State Bank CD and upgrade it from 6 to 18 months, 2nd by David. VOTE-5 YES=CARRIED, MOTION by David to upgrade First National CD from 1 year to 3 years at maturity for better interest rate, 2nd by Luke. VOTE-5 YES=CARRIED.

ZONING ADMINISTRATOR REPORT:

Tim Kihle presented the following permits:

- D&R Wilhelmi/Deerfield Rd: New garage 26x30, no living quarters, lot has adequate setbacks, access will be from existing driveway.
- L Welander/Hidden Bay Estates: Replace 16x32 deck, same basic footprint but permit needed due to added size when it is squared up.
- P Thomas/Sunset Bay: Demolition and removal of cabin set on blocks.
- J&L Volk/Lake Metigoshe Park: Demolition for removal of cabin that could be reused somewhere.

MOTION by David to approve the above permits, 2nd by Greg, VOTE-5 YES=CARRIED.

OLD (Unfinished) ZONING BUSINESS:

1. **Zoning iPad Set Up:** Tim said the iPad is set up for communications and file sharing related to the permit process, as in sharing information with owners and to board members prior to meetings. Discussion held on possible revisions to permits to be more digital friendly; a committee volunteered to meet to consider options – Mike, Tim, Mark, Addie and Glenore.
2. **Offsite Storage & Meeting Space:** No further information was presented; agreed to table this now.
3. **Short Term Rental CUP – Update:** Clerk shared an application prepared using information from the Short-Term Rental document approved last month, then offered the suggestion to consider proceeding with a minimal change to the ordinance, similar to the process for RV CUPs, rather than use the lengthy ordinance amendment proposal the attorney had provided. The local issues with STRs were noted as mainly parking, noise and neighborhood nuisance, which the board agrees calls for some oversight. The ordinance amendment also addresses issues related to the business of providing STRs, which is a growing business nationwide. Since the approved document now has an application prepared, board agreed to schedule a hearing to get the public's input (see below). Mike, Luke, Addie and Glenore will meet after the Equalization Meeting April 21 to look at revising and simplifying the application.

NEW ZONING BUSINESS:

1. **Set Public Hearing Date for Short-Term Rental Zoning Ordinance Amendment:** The Public Hearing is scheduled June 8 at 7:00 p.m. in the Quilt Inn meeting room, with the regular board meeting at 6:00 p.m. The proposed ordinance amendment will be published as required prior to the meeting.
2. **Rezone Request for Marine Filling Station in Twin Oaks Vicinity:** Shane Bryans of Hams Well Service, Westhope, had discussed plans with Mike to install a fuel pump for boats at the dock south of Sundowners and down the hill from A-Frame. He came to the meeting to present the plan, which also involves placing an underground storage tank in the hillside. His information did not include a plat map to confirm whether it would be on RE-1, which would need a rezone, or on the adjacent Commercial

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zone, which appeared more likely. To fit their desired timing to begin, *MOTION by David to approve issuing a permit for the fuel pump setup, 2nd by Michael*. If it's on RE-1, the Rezone would be requested later. *VOTE-5 YES=CARRIED*. [Clerk note: County paperwork received following the meeting confirmed it will be on Tract 18B which is Commercial zone.]

3. **Renewal Letters for RV CUPs:** Mark said the letters are ready to go except for knowing the renewal fee. Board agreed to leave it at \$50.
4. **Consider Building/Location Permit Revision:** See note in Zoning iPad item above.

GENERAL MEETING called to order at 9:11 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Road Issue Updates:**

- **Cabin Roads:** Mike let Ritchie Gimbel, County Road Supervisor, know to contact Luke regarding cabin road issues. He said the County project for the Birchwood Road and road past Docksides is on the books with our share to be \$120,000-\$180,000. The list for installing No Parking signs is ready; flags for marking the sites need to be put in.
- **Rural Roads:** David checked road miles, took off about ¾ mile, and returned paperwork to the County. Jeff Soland asked if there are still frozen culverts, David said he's heard no complaints.
- **Lake Loop speed limit:** Michael said County Commissioner Andy Peterson had intended to be here to report on the county's plan to lower the speed limit to 25 mph from the State Park to the Christian Center, but a family emergency came up. Being a county road, the township doesn't have control over its speed limit.

2. **New Mowing Employee:** Mike Hamilton decided not to commit to mowing due to time constraints with building a house this summer. Other possibilities were mentioned; Jeff Soland indicated he could potentially help out. The suggested pay scale is \$30/hour for mowing, \$45/hour for maintenance. Space for parking and storing the tractor and mower needs to be determined also.

NEW GENERAL BUSINESS:

1. **Re-Visit Drainage Project for Benson/Longview-Whiskey Bay area:** This was discussed last fall, to be worked out with the county.
2. **Prep Note for Equalization Meeting April 21, 7:00 pm:** The township and county assessor are in charge of this meeting; board responsibility is to help control discussion and to vote on acceptance of the findings. Addie shared that about 4,000 Roland Township notices were sent out due to the new legislative requirement that everyone receive a valuation letter, not just those with valuation changes above a certain level. This may result in greater meeting attendance.

REPORTS/CORRESPONDENCE:

- NDIRF 2025 Annual Report is available, meeting May 7, Bismarck. (Townships are small % of members).
- Information requested to complete Irey Road Vacation was provided from Atty Bair, will be recorded.
- Information requested on Hidden Bay public access history was provided as available.

Meeting adjourned at 9:30 p.m.
Glenore Gross, Clerk/Treasurer

Next board meeting is Equalization April 21. Board meetings are scheduled the 2nd Mondays each month: May 11, June 8 (6:00 pm, Public Hearing 7:00 pm), July 13, Aug 10, Sept 14, Oct 12, Nov 9, Dec 14.