

ROLAND TOWNSHIP BOARD MINUTES
PUBLIC HEARING + ZONING + GENERAL MEETING, April 14, 2025
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A PUBLIC HEARING to consider a **Rezone Request** was opened April 14 at 6: 50 p.m. by Chairman Mike Hall who stated that the rezone had become unnecessary since the proposed plan to add a second dwelling on the subject property had been revised. See Item 1 in the Zoning Administrator Report. Hearing closed.

The Roland Township ZONING BOARD was called to order at 7:00 p.m. April 14, 2025, in the Quilt Inn meeting room by Chairman Mike Hall, with Supervisors Vern Jacobson, David Thompson, Michael Sivertson and Luke Artz attending along with Zoning Administrator Tim Kihle and Clerk Glenore Gross, as well as Mark Kihle, zoning assistant and about 13 visitors.

Minutes: March 10 Board minutes and March 18 Reorganization Minutes were approved as written.

Treasurer Report was presented with Cash/Fund balance of \$842,549.89 and a request to pay bills of \$163,474.53 as listed plus mileage reimbursement of \$65.38 for Mike attending the County Township Officers Meeting in Newburg. The Bond Principal Balance is \$492,961, with the annual payment of \$150,500 due May 1. *MOTION by David to approve the Treasurers report and pay the bills presented, 2nd by Vern. VOTE - 5 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim presented the following items:

- Alternative to Rezone - Glenn & Rhoda Bliss/Westergard: Replace garage with an addition to living quarters, to be attached to existing living quarters by a breezeway due to topography; structure will be 30' off the road but owner requests a variance for the eaves to extend 18" into the setback; the garage being replaced has been 19' from the road. *MOTION by Vern to approve a road variance of 18" to allow the eaves to be 28 ½ ' from the roadway, 2nd by David. VOTE-5 YES = CARRIED.*
- New 24x36 shed with 10x12 addition, on rural acreage – Richard Olson/Section 30.
- New dwelling with garage and deck on 1.81 acre outlot at Loon Lake – Josh & Rashawn Kitzman/Larson Addn area.
- New Garage with loft storage on lot back of Wondrasek Addn – Barry Hall/Squaw Pt.
- Small 8x12 Shed 30' from road – Dwight Slotto/Minot Beach.
- Wood-roofed 9x11 Pergola – Dan & Vanessa Masseth/Green Acres.
- Add 8x28 deck to double-wide camper-trailer – Karen Davies/Metigoshe Estates.
- Add 16x60 wrap-around deck with storage at one end to Sawmill Corner Stop building – Aaron Abrahamson/Sawmill Corner.
- Excavation & Demolition Permit prior to replacing with new cabin – Scott & Tracey Sys/North Lake Park.
- Request for clarification on appropriate fee for new 60x72 pole barn shed on rural land not directly farmed – Parker & Paxton Engelhard/Section 16: *MOTION by Vern to charge \$400 per the structure size, 2nd by David. VOTE-5 YES = CARRIED.*
- *MOTION by Michael to approve the above permits with the exception of Barry Hall's request, 2nd by David.* Discussion – Hall's permit needs clarification on building size and the extent of living quarters intended. *VOTE-5 YES = CARRIED.*
- Tim said the Excavation Permit suggested last month for a Rugby Pt lot needs to wait until snow is gone; he has not been contacted by the owners of proposed projects on hold- Wittiko, Thiel and Schweitzer.

OLD (Unfinished) ZONING BUSINESS:

1. **Monitor for Roof Extension Removal-Schmidt/Lot 27 Lk Met Park:** Nothing done yet.
2. **Consider Offsite Storage & Meeting Space:** Vern questioned whether property owned by the township has been considered, but it is mainly roadways; perhaps land owned by the Chamber of Commerce might be made available. David suggested possibly using a mouse-proof Conex box for safe storage.
3. **ADDED:** Container storage use at Thompson Cove-Loon Lake had been requested some time ago, but

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Daryl Lorenz said there had been no follow-up contact made with him. Board suggested he draw up proposed placement for a container with no wheels, away from lake edge, and present it to the board.

NEW ZONING BUSINESS:

1. **Discuss/Vote on Rezone Request for Glenn & Rhoda Bliss/Westergard:** With cancellation of the Public Hearing due to plan revision, *MOTION by Vern to return the full \$200 fee to Bliss, 2nd by David;* *VOTE-5 YES = CARRIED.* Bliss will pay the \$400 permit fee.
2. **Request for Discussion of Campers on Lake Lots – Holly Gimbel et al:** Limiting lots to just one camper limits the pleasure of family gatherings, noted by owners with room for more than one and users with a long history of family RV use in Houmann Addn. Chairman Mike pointed out that few lots at Lake Metigoshe have room for two RVs within setbacks, and having three on a lot qualifies for Mobile Home Park regulations. He added it has taken time and much working together to get the ordinance to its current state that allowed some grandfathered uses. After discussion he asked for time to look at the situations brought up to see what might be adjusted.
3. **Consider Preparing a Conditional Use Permit for Short Term Rentals:** Vern shared rentals being advertised that he knew overstated available sleeping and parking space, noting how it can lead to the need for control in neighborhoods affected. He doesn't suggest making it illegal but said the board needs to get a handle on it, and if it's in an ordinance the sheriff can enforce regulations. Vern, Luke and Addie will work on guidelines based on relevant portions of Atty Hankla's input.
4. **2025 RV Renewal Mailings:** Mark sent out 75 renewal letters plus 22 for storage only. Similar permit stickers will be used on paid units. Information for new users will be made available in the area.

GENERAL MEETING called to order at 7:55 p.m.

OLD (Unfinished) GENERAL BUSINESS:

1. **New Burnetts Rd – Steve Fritel:** Fritel said the road appears to have weathered OK (Vern agreed). He has accepted a bid from Bechtold for paving after the final road preparations are completed per specs, perhaps early July if possible. Questions related to use and or closure of the old road were discussed.
2. **Road Issue Updates:**
 - **Cabin Roads:** Mike hasn't heard yet from the crack sealing company. He plans to get estimates for putting up "No Parking" signs in places most needed, suggesting that some include warnings that vehicles will be towed.
 - **Rural Roads:** Shoulders in some areas need clearing but overall roads are better than last year.

NEW GENERAL BUSINESS:

None

REPORTS/CORRESPONDENCE:

- ND WSI Certification of Payment 3/14/2025-3/14/2026 – noted here in lieu of posting at workplace.
- NDIRF Annual Meeting 5/8/2025 in Bismarck, attendance invited.
- Michael Sivertson was reelected to continue serving as Supervisor.

Meeting adjourned at 8:10 p.m.
Glenore Gross, Clerk/Treasurer

Equalization Meeting Tuesday, April 22. Next board meeting is Monday, May 12.