

ROLAND TOWNSHIP BOARD MINUTES
ZONING + GENERAL MEETING + PUBLIC HEARING, June 8, 2026
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The Roland Township ZONING BOARD was called to order by Chairman Mike Hall at 6:00 p.m. June 8, 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. About 30 visitors attended throughout the evening, with most being interested in the public hearing.

Minutes: May 11 Board minutes were approved as written and posted. **Treasurer Report:** Cash/Fund balance reported as \$786,918.14 with a request to pay bills totaling \$15,372.78. *MOTION by David to approve the Treasurers report and pay the bills presented, 2nd by Greg. VOTE-5 YES = CARRIED.*

ZONING ADMINISTRATOR REPORT:

Tim Kihle presented these permits, with no variances for board consideration:

- Forbes Fireworks - CUP to sell fireworks June 27-July 4 at Sawmill Corner.
- RuthAnn Puttre/Burnetts 1st – Fence.
- Josh Kringen-Kringen Holdings/Twin Oaks 2nd – 36x50 storage shed, placement to be 10’ off the sewer gravity line.
- Daniel Kersten/Shores – 12x12 Water Oriented Storage Shed.
- Justin Nylund-Metigoshe LLC/Lake Met Park – 28x30 dwelling with 10’ deck.

After discussion and review of permits, *MOTION by Greg to approve the above permits as presented, including the contingency noted for Kringen, 2nd by David, VOTE-5 YES=CARRIED.*

- Complaint regarding height of a replaced boathouse was investigated in Roadside Ranch, found to be within guidelines for changing flat roof to 4/12 pitch and was as agreed to by adjacent owners who had signed the required variance.

OLD (Unfinished) ZONING BUSINESS:

1. **DKJ Holdings/ Loon Lk Larsons 2nd – Consider Tabled Request for Oversize Building:** Josh Frey brought a new plan which replaced the single large building with two 40x60 structures, one for cold storage and the other a heated shop with kitchen and bath for future residence potential. After board discussion related to area zoning and the intended use, ending with a question of whether farm exemption might apply, Frey offered to pay the permit fee on both structures to settle the question since their contractors are ready to move ahead. *MOTION by David to issue two permits with two fees for the two structures as revised, 2nd by Luke. VOTE-5 YES = CARRIED.*
2. **Short Term Rental CUP – Discuss After Public Hearing:**
3. **RV CUP Renewals – Mark K:** He reported 34 paid permits to date plus 18 for storage; will keep checking RVs and applying the stickers as needed.
4. **Building/Location Permit Revision:** Forms will be made more digital friendly for better usage and appearance for use after current permit forms are used up.
5. **Wake Boat Discussion Follow-up:** Larry Bullinger said he confirmed with higher powers that ND Game & Fish - not county or township - has authority over waters, but they need a majority of owners giving their approval. As a result, at the recent Lake Metigoshe Improvement Association meeting they saw the need to send a letter to all lake property owners to get their votes for or against wave surfing on Lake Metigoshe, to be enforced by NDG&F. Larry said it’s not being against wake boats, just wake surfing due to damage it causes. He added that wake surfing is limited to lake depth greater than 25’ which is rare on Lake Metigoshe.

NEW ZONING BUSINESS:

1. **None offered.**

GENERAL MEETING called to order at 6:35 pm.

OLD (Unfinished) GENERAL BUSINESS:

1. **Road Issue Updates:**

- **Cabin Roads:** Mike put out flags for the No Parking signs the county is putting up.
- **Rural Roads:** David said one road was graveled, another has an issue with tree overhang.

2. **New Mowing Employee:** Justin Peck has started mowing at the lake. Condition of the tires and other issues found and fixed were discussed; noise in the differential may need to be serviced after the mowing season. *MOTION by David to have Haas install the recommended tires, 2nd by Luke. VOTE-5 YES = CARRIED.*

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NEW GENERAL BUSINESS:

1. **ADDED: Liquor License Transfer Request for Dockside – Troy Olson:** After board looked over the license application paperwork for the new owner, *MOTION by David to give township approval on the requested transfer, 2nd by Greg. VOTE-5 YES = CARRIED.*

Meeting adjourned at 6:50 p.m. with a 10-minute break prior to the public hearing.

At 7:00 p.m. Chairman Mike Hall opened the **PUBLIC HEARING** to address an **ORDINANCE PROPOSAL FOR SHORT-TERM RENTAL CONDITIONAL USE PERMITS**. The proposed ordinance was published in the May 26 Bottineau Courant as well as on the township website. Mike opened the hearing by reading this introduction in the Roland Township Zoning Ordinance: “The purpose of this Ordinance is to insure, promote and protect the health, safety and general welfare of present and future inhabitants of Roland Township.” He said that when it was adopted it had no provision to allow rentals in RE-1 (single family) residential dwellings unless rezoned to RE-2 (multiple family). Mike explained that adding a Conditional Use Permit for short-term rentals offers the ability to have contact information needed if and when problems occur, as in parking issues, excessive numbers of overnight guests, neighborhood disturbances, potential emergencies, etc. and added that setting up rules to follow helps maintain safety and order. Attorney Peter Hankla provided the initial ordinance proposal which the committee edited to fit this area better. The ordinance still contains an amount of detail which the board is open to reconsider. Mike opened the hearing for questions and concerns.

This is a condensed record of the most helpful items brought forward for board consideration:

- Multiple cautions against limiting permits to 25 were mentioned.
- Too much detail is asked for, keep regulations simple.
- Bedroom sizes and assorted personal property specifics are not needed.
- Permits won't restrict those who have already been doing this on their own and plan to continue.
- Rental income is a way for owners to retain family-owned dwellings or keep a second home.
- Owners using a Hosting platform have their policies and rules to follow; reviews from users are available after the fact (but do not help if current users are causing issues).
- Problems have included parking or tenting on neighbor's land, using their docks and furniture, being 'obnoxious' in uncalled-for ways (basically trespassing which calls for sheriff response).
- A major intent is to have contact information for owners/managers available when problems are noted, whether a local emergency, sheriff response, neighborhood complaint, etc.; currently phone numbers are not readily available.
- Family groups having large parties, overnight stays, extra parking, noise, etc. – are they regulated?
- Concern for not regulating abuses by 'regular' owners, should be fair to all, not just a small group.
- Concern over who is or will be enforcing this, also whether the intent is to restrict the idea of rentals.
- Question of responsibility in the event of an incident with rentals, it would be the property owner and their insurance; however, if it is in the ordinance the township may be responsible.
- Concern for limited sighting of sheriff or deputies recently; law enforcement has been found to respond poorly to disorderly conduct at the lake.
- Question of who on the board will respond to needed enforcement.

Mike closed the hearing at 7:55 p.m., saying it has provided a lot to think about.

Glenore Gross, Clerk/Treasurer

Next board meetings: July 13, Aug 10, Sept 14, Oct 12, Nov 9, Dec 14 at 7:00 p.m.