

**ROLAND TOWNSHIP BOARD MINUTES**  
**ZONING + GENERAL MEETING, June 9, 2025**  
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**The Roland Township ZONING BOARD** was called to order at 7:00 p.m. June 9, 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 5 visitors.

**Minutes:** May 12 Board minutes were approved as written. **Treasurer Report** was presented with Cash/Fund balance of \$710,690.52 and a request to pay bills of \$3,157.20 as listed. Clerk questioned if there should be a second signature for the CD transfer at Starion. *MOTION by David to approve the Treasurers report, and pay the bills presented, 2<sup>nd</sup> by Vern. VOTE - 5 YES = CARRIED. MOTION by Luke to approve just one signature for the Starion CD, 2<sup>nd</sup> by Michael. VOTE - 5 YES = CARRIED.*

**ZONING ADMINISTRATOR REPORT:**

Tim presented the following items:

- Property line issues related to the requested Excavation permit for J Smith (Zeitler)/Rugby Pt. appear to be settled following agreement to the placement of a stake by Wold Engr at the waterline.
- D Bernstein/Minot Beach – paid the Demolition fee for removing a cabin.
- Rhonda Wilhelmi/Gifts by the Lake – build addition to enclose the open 16'x16' area.
- Nathan Lillemon/N Lake Park – new 8x10 Water Oriented Storage Shed.
- Teresa Larson/Larson Addn – 8x12 shed, 8x8 firewood storage and a fence.
- Darol Bonebrake/Section 11 – 11x17 pergola roof on deck.
- Dalen Kendall/Metigoshe Estates – Move in 24x32 dwelling, fits within setbacks, crawl space only.
- Clayton Fegley/Green Acres back lot – 32x40 garage with 14' sidewalk; board noted the need to watch that it is built as per permit.
- Sean & Coleen Russell/Hahns 1<sup>st</sup> Addn (2 lots) – Add a 22x30 Guest cottage with walkout basement, 2 bdrm 2 bath with just a bar sink and refrigerator.
- Cliff Brekhus/Green Acres 1<sup>st</sup> Addn – Demo permit to remove small cabin.
- *MOTION by David to approve the above permits, 2<sup>nd</sup> by Michael. VOTE-5 YES = CARRIED.*
- Cliff Brekhus/Green Acres 1<sup>st</sup> Addn – Shoreline variance request to be 25' from shoreline on a lot with tight quarters, will match the neighbors. *MOTION by Vern to approve the new cabin to be 25' from shoreline, same as adjacent structures, 2<sup>nd</sup> by Michael. VOTE-5 YES=CARRIED.*
- Scott & Tracey Sys/N Lake Park – Request for variance to allow deck to be 35' to shoreline, would line up with four adjacent properties. *MOTION by Michael to approve a 15' variance for the deck to be 35' from shoreline, 2<sup>nd</sup> by Vern. VOTE-5 YES=CARRIED.*

**OLD (Unfinished) ZONING BUSINESS:**

1. **\$400 Permit Payment Not Yet Received:** Tim will contact.
2. **Drainage Issue + Fence Permit – C Benson/Whiskey Bay area:** Mike checked with the county on the drainage problem, but finding an agreed-to solution is questionable based on past instances. Craig Benson said he might just fill it in and sandbag it off since it drains over his property from what used to be sloughs and cattails in the area. For the fence, without agreement from the neighbor Mike noted it needs it needs a setback of 7 ½' from the property line. Benson countered with instances of that neighbor's projects done without a permit plus continued issues related to the cabin rentals. David reminded him he could report problems to the cops to at least be on record. Benson confirmed that the lot line has been surveyed, but the bunkhouse on his property line continues to be an issue. Mike and Michael will again visit the site to determine what might be able to be done at this time.
3. **2025 RV Renewals-Update:** Mark reported 55 of 85 renewals on record have paid to date and 11 Storage renewals have been returned. He posted information signs and received three new requests.

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4. **Offsite Storage & Meeting Space:** Potential sources of 8x20 containers fixed for office use in the range of \$20,000 have been located, although it was pointed out that size might end up not big enough. A possible good site is the county VFW park which Ritchie (county road superintendent) agreed could likely fit such a unit; it would be easily accessible to the public, with power and a bathroom onsite. Board will check on what is available as 8x40 units.
5. **Short Term Rental CUP – Committee Report:** Vern said they are working at condensing the attorney's suggested ordinance input and will be watching to see what goes on with STRs this season. Parking is a big issue; Luke reported he had been advised of a serious problem in Rugby Pt.
6. **Added – Clarify Fee Schedule – Luke A:** Based on a conflict over whether a permit fee should be due on Ag zoned land, Luke suggested the Fee Schedule page should have information added for clarity. Board agreed to have wording from Section IV.E.1 of the ordinance added to the Fee Schedule page, to say that only buildings and structures directly used in connection with farming operations are not required to obtain a building permit. However, Agricultural buildings have setbacks to be considered, whether a paid permit is required or not.

**NEW ZONING BUSINESS:**

1. **Road Damage Liability with Demolition Permits:** For now, Tim will write a note related to liability for road damage on the Permits. Amending the permit to add the full wording will be done later.

**GENERAL MEETING called to order at 8:10 p.m.**

**OLD (Unfinished) GENERAL BUSINESS:**

1. **New Burnetts Rd – Steve Fritel:** Mike reported Fritel took out some trees as agreed and is in the process of moving the house in. Mikkelsens will then need to come back for more road work.
2. **Road Issue Updates:**
  - **Cabin Roads:** A turnaround area in Oakshore, deeded to the township by O. Dunderland, has become overgrown with trees and things are being dumped there; David suggested taking out the trees and adding gravel to make it a usable turnaround. Mike said road repair and a drainage fix is needed on the 'Laundromat' Rd, and reported ten No Parking road signs are ready to be installed by the county when locations for them are determined.
  - **Rural Roads:** David was contacted by a north Loon Lake owner about when the township can take over the road in the Larson Addn; board discussed the process related to legalities of ownership and preparation for county acceptance before township takes responsibility. A request to add an approach on 107<sup>th</sup> St NE east of Lake Loop Rd E will be done per regulations.

**NEW GENERAL BUSINESS:**

1. **(None)**

**REPORTS/CORRESPONDENCE:**

- County Equalization Meeting was June 3, no board member attended
- NDIRF Participator Spring issue available for review

Meeting adjourned at 8:25 p.m.  
Glenore Gross, Clerk/Treasurer

Next board meeting is Monday, July 14.