

**ROLAND TOWNSHIP BOARD MINUTES**  
**ZONING + GENERAL MEETING, August 12, 2024**  
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**The Roland Township ZONING BOARD** was called to order at 7:00 p.m., August 12, 2024, in the Quilt Inn meeting room by Chairman Mike Hall with Supervisors David Thompson, Michael Sivertson, Vern Jacobson and Luke Artz plus Zoning Administrator Tim Kihle and Clerk-Treasurer Glenore Gross present. About 16 visitors were in attendance including Mark Kihle, temporary zoning assistant.

**Minutes:** July 8 Board minutes were approved with the written correction. **Treasurer Report** was presented with Cash/Fund balance of \$620,022.72 and a request to pay bills of \$22,009.70 as listed; clerk has a \$50 RV permit payment to deposit. *MOTION by David to approve the Treasurers report and pay the bills, 2<sup>nd</sup> by Vern. CARRIED.*

**ZONING ADMINISTRATOR REPORT:**

Tim presented these permits:

- T Koop request for a variance was approved last month contingent on Rec Service District approval to be closer to the sewer line, which was approved; *MOTION by David to confirm approval of the variance for the planned structure to be 5' from the property line, 2<sup>nd</sup> by Michael. VOTE-5 YES = CARRIED.*
- E Gjellstad, Twin Oaks 2<sup>nd</sup> Addn, add on garage to existing structure.
- DesLauriers, Solpers Addn, garage permit request but Mike was concerned with its placement due to the sewer line. *MOTION by Vern to approve the permit pending a look at the sewer line location; 2<sup>nd</sup> by David. VOTE – 5 YES = CARRIED.*
- T Brandjord, Burnetts Addn, request for 10' shoreline variance for a proposed 2-story enclosure built on the current deck which is 40' from shore, is consistent with adjacent property and neighbor has signed the variance. *MOTION by David to approve the 10' variance (asking that no others be requested), 2<sup>nd</sup> by Luke. VOTE- 5 YES = CARRIED.*
- D Thompson, Central Park, boathouse to be removed and replaced with a smaller water-oriented storage shed, will be within shore and side setbacks.
- T Froseth, Burnetts Addn, demo permit fee was paid; Mike wants to check the site for a sewer question before a new house plan would be approved.
- K Yale, Roadside Ranch, requesting 10' variance to be 20' from road edge, same as neighboring structure. *MOTION by Michael to approve the 10' variance which is typical along that road, 2<sup>nd</sup> by David. VOTE – 5 YES = CARRIED.*
- K Stein, N Lake Park, demo garage and add fence; can be built on property line if neighbors agree.
- C Benson, Whiskey Bay area, request to add two fences and move bunkhouse off his property line. Much discussion followed related to ownership issues and the reason for adding fences being due to gross misuse of BnB rental privileges by the adjoining owner who has not been cooperative. Two supervisors will meet to look over fence placement and talk with Romfo about the neighborhood complaints. See New Zoning Business related item.
- *Motion by David to approve the permits ready to move ahead on, 2<sup>nd</sup> by Vern. VOTE- 5 YES = CARRIED.*

**OLD (Unfinished) ZONING BUSINESS:**

1. **Off-Site Meeting to Observe and Consider Options for Needed Improvements-Schmidt/Lot 27 LkMetPark:** Due to miscommunication, Schmidts and the contractor did not meet with the board to consider options onsite. Discussing how to bring their project into compliance concluded with the need to take 4' off one side of the cabin in order to be 7 ½' from the property line, also approved removal of the rotten 6x8 shed. Board will then plan to meet with Schmidts again to discuss options to continue with desired improvements.
2. **Mobile Unit on Golf Course Property/M Holm – to be monitored for use:** Holm said there was no water hookup and use is limited. Will continue to be watched for compliance.
3. **2024 RV Permit Renewals – Update:** Mark reported 2 more permit renewals plus a number of no-fee permits for Storage only. He's seen several RVs come for the weekend and are gone in a few days.

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**NEW ZONING BUSINESS:**

1. **Begin Discussion on a Need to Regulate B&B/VRBO/similar Temporary Rentals:** Short Term Rentals are fairly new nationwide with a need for regulations to be formulated for different situations. Board will plan to look into options over winter to determine if any or to what extent regulation may needed at the township level; clerk has located some sources of relevant information. In the meantime, discussion with the Health Department, Fire Department and Sheriff over current issues may have addressed it adequately for now.
2. **Consider Seeking a Deputy Clerk to Cover Zoning Board Meetings/Minutes/Files:** Clerk would like an assistant to share the duties and responsibilities of the position; information will be on the website.
3. **Consider Seeking a Site for Zoning Transactions and File Storage:** Different options will be looked into, perhaps a new building set up for multiple uses. A place to meet for permit discussions better than on the hood of a pickup would be useful; also, the files are currently stored in a home and should be more secure.

**GENERAL MEETING called to order at 8:20 p.m.**

**OLD (Unfinished) GENERAL BUSINESS:**

1. **Dog Complaint Form in Lieu of Leash Law:** Clerk shared copies of the Dog Complaint Form which follows the procedure in the ND Century Code; it is available on the township website.
2. **Burnetts Rd/Fritel – Update + Wold/Mikkelsen Meeting Report:** Mike reported on the meeting he and the clerk attended with Seth DeMontigny, Wold; Josh Lorenz, Mikkelsen Aggregates and Steve Fritel; work should soon start to bring the hill down to 8-10% grade with other changes to meet code also planned. The Forest Service reply to the letter from the township sounded promising related to right of way issues.
3. **Road Issue Updates:**
  - **Cabin Roads:** Some tall trees in Burnetts Addn may need to be topped before they fall. Project in Wondrasek Addn to fix drainage is still being worked on; Highland Road needs gravel brought in. The county has been told to check and replace old signs as needed, when they have time.
  - **Rural Roads:** Beaver dam was taken out on Svingen Road. David told the county grader operator he should order gravel when he sees a need, rather than just pass messages along.
4. **Mower/Tractor Updates:** Wendell Lund has replaced hydraulic hoses for steering and ordered a skid plate; also said a wobble that is caused by a drive shaft issue will cost \$938 to replace, but not fixing it would cost more later. *MOTION by David to approve replacement of the drive shaft, 2<sup>nd</sup> by Vern. VOTE – 5 YES = CARRIED.* He questioned the need for some of the curve signs around the lake but was told there were state and federal mandates during road improvements with sign placement requirements.

**NEW GENERAL BUSINESS:**

1. **Schedule Budget Hearing for Review of 2025 Budget as approved March 2024:** Board agreed to set the public hearing for 6:55 pm September 9, prior to the next regular meeting. Hearing is required since the proposed budget is more than \$200,000, copy is online.

**REPORTS/CORRESPONDENCE:** None offered.

Meeting adjourned at 8:30 p.m.  
Next board meeting is Monday, September 9.

Glenore Gross, Clerk/Treasurer