

Au Train Township Planning Commission - Regular Meeting

February 10, 2022 - 6:00 pm, Au Train Township Hall

Call to Order / Pledge of Allegiance:

Chairman Carr called the meeting to order at 6:02 pm. The Pledge of Allegiance was recited.

Roll Call:

Members Present: Duke Fillmore, Vice Chair; Matt Lang, Secretary; Jake Miller, Trustee; John Carr, Chair

Members Absent: Bill Weisinger, Member

Others Present: ZA Jason McCarthy

Approval of Agenda:

An "Others" agenda item under Unfinished Business / Updates to Zoning Ordinance.

Motion: To approve the agenda as amended.

Moved: Lang

Supported: Carr

Motion Carried Unanimously

Approval of Minutes:

Motion: To approve the January 4, 2022, PC meeting minutes as presented.

Moved: Fillmore

Supported: Lang

Motion Carried Unanimously

Public Comment:

None.

Zoning Administrator's Report

The December, 2021, and January, 2022, ZA reports were discussed.

Unfinished Business:

Updates to the Zoning Ordinance

- **Fences / Screenings**

The perceived disparities regarding screenings in **Section 415(A) - Required Screenings** and **Section 1006(A)(7) - Site Plan Review Standards** was discussed. The PC decided to replace the Section 1006(A)(7) language with the language proposed for Section 415(A).

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- **Protecting a Business**

The question of whether or not a business in compliance with the zoning ordinance would be required to put some type of screening in place if an abutting parcel was subsequently permitted as a residential land use was discussed. ZA McCarty stated that in this scenario no screening would be required.

- **Use Variances**

M. Lang mentioned that he thought there is a slight possibility that Au Train Twp. could be authorized to grant use variances and wanted to know if the PC would like to pursue the question. The PC decided that use variances are not desired and that, in lieu of a use variance, someone could petition the PC for an update to the zoning ordinance and/or the zoning map.

- **Recreational Vehicles**

The PC decided that a recreational vehicle cannot be occupied for longer than 180 days at any township location other than an approved RV park or campground.

- **Campground Standards**

The PC discussed standards for campgrounds and decided:

A. A campground must be located on a continuous parcel of land not less than ten (10) acres in size.

B. A campground shall establish a permanent natural buffer strip of at least 50 feet. Development within the buffer strip shall be prohibited.

- **Others (Recreational Land Uses Table)**

The PC considered minor updates to the table in **Section 314 - Recreational Land Uses**.

- **Others (Updates to the CUP Application Form)**

The PC considered that the CUP Application Form be updated to include language stating that a conditional use permit shall be used for the purpose for which it was granted within two years of approval. The PC decided to bring this matter to the township board once the zoning ordinance updates have been approved.

Updates to the Zoning Map

The PC finalized updates to the northern portion of the township. The remainder of the township will be considered at the next PC meeting.

New Business:

None.

Communications / Announcements:

None.

Next Meeting(s):

The next PC meeting is scheduled for March 10, 2022 @ 6:00 pm at the Au Train Township Hall.

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Public Comment:

None.

Adjournment:

Motion: To adjourn.

Moved: Lang

Supported: Carr

Motion Carried Unanimously

Chairman Carr adjourned the meeting at 7:24 pm.

Acronyms used in this document: PC - Planning Commission, ZA - Zoning Administrator,
CUP - Conditional Use Permit