

**Au Train Township, Planning Commission  
Special Meeting**

Thursday, February 13, 2025 – 6:00pm

Au Train Township Hall - N7569 Spruce St – Au Train, MI 49806

**MINUTES**

- **CALL TO ORDER** - The meeting was called to order by Chair Cain at 6:01pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Chair Jason Cain, Vice Chair Scott LaCombe, Secretary Scott Smith, Member Matt Lang, Township Board Liaison John Carr

Others present: Zoning Administrator Donna Shields, Peggy Smith, Duane Newton

- **APPROVAL OF AGENDA** – Motion by Cain, second by Carr to approve agenda as presented. Motion Carried
- **APPROVAL OF MINUTES** – Minutes of February 12, 2025 will be presented for approval at the next meeting of the Planning Commission
- **PUBLIC COMMENT** – Public comment was heard from Duane Newton
- **BOARD COMMENTS** – Board comments were heard from John Carr
- **SPECIAL PRESENTATION** – Ryan Carrig of CUPPAD presented the draft copy of the Master Plan. Since the Board is mostly new appointees, brief explanations were given of the plan. Attention was turned to the Future Land Use Schedule of Regulations chart where lot widths in the W1 and W2 were proposed to be lessened from 150 to 100. ZA Shields expressed concerns about lessening this adding in not only environmental concerns but also the required square footage would need to be lessened because a 40,000 sq ft requirement with a minimum lot width of 100 ft means each 100 ft wide parcel would have to be exactly 100 x 400' to meet both the 40,000 sq ft and not exceed the 1:4 ratio of the Land Division Act. Shields passed out a diagram of a standard 40-acre parcel (1/8<sup>th</sup> of a section) which illustrated a breakdown of the area into smaller parcels. It shows that the math works out evenly to bring the parcel width to 165 ft as a 2.5 acre parcel which is currently the minimum lot width and parcel size of Rural Residential one/two district. A vote was taken for preference of lot width in the W1 and W2 districts for the Future Land Use Schedule of Regulations in the draft Master Plan.  
Carr: 165, LaCombe: 165, Lang: no change, Smith: 165, Cain: 100  
The Schedule of Regulations in the Master Plan draft will be changed to show 165 ft minimum lot width.

Since most of the members of the PC are new, it was decided to give another month for individuals to review the draft plan before voting on its approval for presentation to the Township Board. A follow up meeting was scheduled for Wednesday, March 12, 2025 at 6:00 pm.

- **OLD BUSINESS** –
  - a Progress to Zoning Ordinance updates and changes - Ryan Carrig presented a visual of the Ordinance edit tracker to help familiarize the new PC members with the document. It was decided that Carrig would make the document shared in Google Docs for the members so that

we are all looking at the latest version.

- **NEW BUSINESS** – The addition of a hearing was made for the already scheduled March 19, 2025 meeting at 6:00pm for Duane Newton, seeking a Conditional Use Permit for a RESORT at N7566 Spruce, Au Train Parcel ID# 001-362-009-00
- **CORRESPONDENCE/ANNOUNCEMENTS** – None
- **PUBLIC COMMENT** – None
- **BOARD COMMENT** -- None
- **NEXT MEETING** – Wednesday, March 12, 2025 6:00
- **ADJOURN** – Motion by Smith, second by Cain to adjourn at 7:22 pm. Motion Carried

Minutes submitted by: Donna Shields, Recording Secretary, to the Au Train Township Planning Commission

Approved: March 12, 2025

Signed: \_\_\_\_\_ on file \_\_\_\_\_  
Donna Shields – Recording Secretary

Signed: \_\_\_\_\_ on file \_\_\_\_\_  
Scott Smith - Secretary