

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

Wednesday, March 12, 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 6:00pm, 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, Ryan Carrig of CUPPAD, Wyatt Seaberg, Peggy Smith, Dan & Phyllis LaCombe, Brian Van Wieren

- **APPROVAL OF AGENDA** – Additions made to new business include a review of the 2025/26 Planning Commission budget, and to discuss capping the number of hearings per meeting. Motion by Carr, second by Cain to approve agenda as amended. Motion Carried
- **APPROVAL OF MINUTES** – Motion by Cain second by Carr to approve minutes of the February 12, 2025 Planning Commission meeting as presented. Motion Carried

Motion by Cain, second by Smith to approve the minutes of the February 13, 2025 Planning Commission meeting as presented. Motion Carried

- **ZONING ADMINISTRATOR REPORT** – Report was presented by Zoning Administrator Shields and is on file at the Township office and available for viewing on the Township website. ZA Shields discussed a cancellation of the Newton Resort CUP hearing scheduled for March 19th. In conversation with CUPPAD’s Ryan Carrig prior to the start of the Planning Commission’s meeting, it was realized that we have misunderstood the application of our zoning compliance permits. The CUP application is in itself a zoning compliance application, but for a conditional use. No other Zoning Compliance application was needed. The site plan of Mr. Newton’s CUP application was incomplete. Commission members were in agreement that the hearing should be cancelled. Mr. Newton will have to provide a complete site plan as per Section 1004 of the Zoning Ordinance before a hearing can be scheduled.
- **PUBLIC COMMENTS** – Public comments were heard from Wyatt Seaberg.
- **BOARD COMMENTS** -- None
- **OLD BUSINESS** –
 - a The final draft of the Master Plan was made available for review by the Commission prior to the meeting. Ryan Carrig of CUPPAD explained the next steps to its approval. Motion by Smith, second by Carr to present the Master Plan draft to the Au Train Township Board.
Roll call vote: Smith: yes, Carr: yes, Lang: yes, LaCombe: yes, Cain: yes. Motion carried 5-0

- b A date of April 23, 2025 was set to hear a proposed zoning district boundary adjustment for Wyatt Seaberg parcels 001-325-020-00 & 001-325-024-00, and Ambria Lewis parcel 001-325-020-30 for reasons as recorded in the minutes of December 18, 2024 Planning Commission meeting.
 - c MSU Extension is holding Citizen Planner courses in the near future. Options include in person class in Gladstone, Zoom course, or strictly online self-paced. PC members interested should contact Clerk Johnson with their choice for registration.
- **NEW BUSINESS –**
 - a The Planning Commission budget was received from the Township Board and reviewed showing a total of \$66,419.00 for the 2025/26 fiscal year.
 - b Member Carr stated he felt that there should be a limit to the number of hearings scheduled for a single meeting. After much discussion and mixed thoughts, it was decided that two hearings per meeting should be adhered to if possible.
- **CORRESPONDENCE/ANNOUNCEMENTS** – Chair Cain announced that he will be resigning from the Commission as of the end of the month. He stated that he will be in attendance for the hearings scheduled on March 19th, this will be his last meeting.
- **PUBLIC COMMENT** – Public comments were heard from Wyatt Seaberg.
- **BOARD COMMENT** – Board comments were heard from Scott Smith.
- **NEXT MEETING** – March 19, 2025 at 6pm CUP hearings for Holley and Stewart.
- **ADJOURN** – Motion by Carr, second by Smith to adjourn at 7:32 pm. Motion Carried

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

Approved: March 19, 2025

Signed: _____ on file _____
Donna Shields – Recording Secretary

Signed: _____ on file _____
Scott Smith - Secretary