

**Au Train Township Regular Board Meeting Minutes  
April 14, 2025 6:00 pm - 8:02 pm**

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**Roll Call:**

Board Members Present: Supervisor Tom Balmes, Clerk Mary Johnson, Treasurer Kristy Cota, Trustee Jake Miller and Trustee John Carr. Also Present: Zoning Administrator Donna Shields, Fire Department Member/Maintenance Ryan Walther, Matt Lang, Bob and Tina DeArmo, Dan and Phyllis LaCombe, Emily Molnar, Liz Lundy, Scott and Peggy Smith, Rebecca Wilder, and Brian VanWiernen.

Supervisor Balmes opened our April 14, 2025 meeting at 6:00 p.m. leading us with the pledge.

**Approval of the Agenda:**

Moved Balmes/seconded Cota to **approve the agenda**. Motion carried.

**Approval of Minutes:**

Moved Cota/seconded Johnson to **approve the minutes of the March 12, 2025 Regular Board Meeting**. Motion carried.

**Pay Bills:**

Moved Johnson/seconded Cota to **pay bills**. Johnson, yes; Cota, yes; Carr, yes; Miller, yes; Balmes, yes. Motion carried. (General Fund #17427-17453; Fire Fund #9336-9347; Garbage Fund #2148).

**Financial Reports/Budget Amendments:**

Clerk Johnson presented the February Reports, which were reviewed. Reports are provided to Board Members prior to the meeting.

{insert Approved Budget Amendments Resolution FY 2024-2025 Amendment No. 4 and FY 2025-2026 Amendment No. 1 as Attachment #1}

**Board Member Reports:**

Treasurer's Report - Treasurer Cota emailed her report - Balance as of March 31, 2025. General Fund \$334,652.88; Fire Fund \$423,157.03 + CD \$54,250.94; Garbage Fund \$351,426.15; Road Fund \$175,243.25.

Treasurer Cota noted that the Winter Tax Collection was balanced with the County Treasurer. Upcoming rentals dates 4/26/25 and 4/27/25.

Clerk - Since the March Meeting I have answered several emails, and responded to FOIA requests. Reviewed the DRAFT Master Plan and prepared the necessary Resolution to move forward.

Preparation for Budget Amendments and Resolutions was completed for presentation at the meeting tonight. Two PC Members were registered for the MSU Citizen Planner class. Work continues with our Zoning Administrator on updating forms and getting them published on the website.

The 2025 reporting period for SLFRF opened April 1<sup>st</sup> which needs to be completed and submitted by April 30<sup>th</sup>. Outside sources may need to be contracted for assistance. Another workshop will be presented April 15<sup>th</sup>, which will hopefully address the specific issues getting this required task completed.

Trustee's - Trustee John Carr noted he attended the March 12<sup>th</sup> and March 19<sup>th</sup> Planning Commission Meetings. Trustee Jacob Miller noted he had nothing to report at this time.

Supervisor - Supervisor Balmes noted that he attended the March Planning Commission Meetings. Started the conversation with Bob Lindbeck of the Alger County Road Commission regarding the removal of the former "Orange" Woodland Avenue bridge, which Bob Lindbeck indicated was approved, but funding was now on hold.

Supervisor Balmes also updated the Board on the Kimar Blight matter and will provide clarification to her regarding the fence installation requirements, as well as the Moorman Christmas Mall Blight, which still has a delay within the court system identifying the owner. Meetings continue with both the US Fish and Wildlife and Army Corp of Engineers regarding the river flooding and possible solutions, grant funding and engineering needs.

Supervisor Balmes also noted that he attended the March Planning Commission Meetings and the March Board of Review Meetings and completed that process.

**Special Presentation:** None

**Public Comment:** Public Comments were received from Duane Newton. Emily Molnar and Liz Lundy requested use of the Community Building as a Public Space for a Woman's group, drumming, social event. Just a place to get together a few times a month.

**Boards/Departments:**

**Maintenance Department:** Ryan Walther noted that snow removal continued for the month of March (and April unfortunately). The Mower will be dropped off at Northland for service, the GFL dumpster lock was installed and a key is placed. Also a reminder that we need an updated outdoor cemetery map.

The fire department requested installation of a dumpster at the fire hall in Christmas. Clerk Johnson will make arrangements with GFL for its delivery.

Clerk Johnson presented information to the Board regarding a recommendation from Assessor Fuess about sound panels that he witnessed made a big difference at the Inwood Township Hall. The sound ceiling "clouds" are available to purchase online. Ryan noted he could do the installation. Motion Johnson/second Miller, **to authorize up to \$1,500.00 for the purchase of the ceiling clouds for installation at the Community Building.** Johnson, yes; Miller, yes; Balmes, yes; Cota, yes; Carr, yes. Motion carried.

**Fire Department:** Member Ryan Walther presented the month report for the department. There were no calls for the month of March. Pomasl has the Rescue Truck now, after the recall work was completed. The department is requesting that an enclosed pump compartment and installation of a pump heater be installed. The cost is approximately \$4,500. Motion Miller/seconded Cota, **to authorize up to \$4,500.00 for Pomasl to install an enclosed pump compartment and heater on the Rescue Truck.** Miller, yes; Cota, yes; Carr, yes; Balmes, yes; Johnson, yes. Motion carried.

**Community Building:** Motion Johnson/seconded Cota, **to allow social gathering and events hosted by Emily Molnar or Liz Lundy using the Community Building/Township Hall, on a regular basis at no cost.** Motion carried.

**Zoning Administrator/Planning Commission/Zoning Board of Appeals-** ZA Shields was present. Monthly March Activity Report received, reviewed and discussed. It is on file.

Resignation Letters - Clerk Johnson presented Resignation Letters from Jason Cain for the Planning Commission and Amy Hernandez for the Zoning Board of Appeals. Motion Johnson/seconded Cota, **to accept the resignation of Jason Cain and Amy Hernandez from the Planning Commission and Zoning Board of Appeals.** Motion carried.

Planning Commission/Zoning Board of Appeals Appointments - Supervisor Balmes presented letters of interest for the Planning Commission from Bob Leibinger and Jesse Cadwell for the Planning Commission. After review and discussion, Motion Miller/seconded Carr to appoint Jesse Cadwell to the Planning Commission for the remainder of Jason Cain's term, 12/31/25. Miller, yes; Carr, yes; Balmes, yes; Cota, yes; Johnson, yes. Motion carried.

Supervisor Balmes will discuss with Bob Leibinger whether he is eligible (resident/registered voter) and would consider appointment to the Zoning Board of Appeals.

**Assessor/Board of Review** - Assessor Fuess report was received, reviewed and on file. Clerk Johnson noted that Amy Hernandez also resigned from the Board of Review. A notice of vacancy will be posted.

#### **Unfinished Business:**

1. Spring Clean up - Supervisor Balmes noted that the Spring Clean-up has been confirmed with GFL for Saturday, June 7, 2025 from 8:30 to 11:30 am. Proof of residency is required. Electronic waste will no longer be accepted. Motion Johnson/seconded Carr to **authorize the Spring Clean-up with GFL on June 7, 2025, and fund the cost from the Garbage Account**. Johnson, yes; Carr, yes; Cota, yes; Balmes, yes; Miller, yes. Motion carried.

2. Board Action Item Community Building Door Replacement - Trustee Carr noted that he has no report or proposals for consideration yet. Confirmed the need for at a minimum of two bids and will report back to the Board at the May Regular Board Meeting.

#### **New Business:**

1. Correspondence - Clerk Johnson presented a funding request from the Munising 4<sup>th</sup> of July Committee. Motion Johnson/seconded Cota to **authorize \$1,000.00 to the Munising 4<sup>th</sup> of July Committee** for the fireworks display. Johnson, yes; Cota, yes; Miller, yes; Balmes, yes; Carr, yes. Motion carried.

Clerk Johnson presented the Contract for Services for UPSET. Motion Cota/second Miller to **contract with UPSET for \$1,500.00 to provide services within Au Train Township**. Cota, yes; Miller, yes; Balmes, yes; Carr, yes; Johnson, yes. Motion carried.

No Board Action on the funding request from the Alger County Commission on Aging.

2. Master Plan Resolution 2025-003. {insert Approved Resolution No. 2025-003 as Attachment #2}

3. Claim of Appeal Seaberg STR CUP Application Denial - Supervisor Balmes noted Receipt of Notice of Appeal regarding the Seaberg STR CUP Application Denial by the Planning Commission. Attorney Nordeen has been notified and noted that the next step involves the Plaintiff filing a brief and then the Township will respond with their answer. Zoning Administrator Shields was notified that all documents associated with the Application be forwarded to Attorney Nordeen.

4. Moratorium STR/Vacation Rentals Discussion - Clerk Johnson noted that an email was received from the Planning Commission noting they approved a request for the Board to consider placing a moratorium on Short Term Rental CUP Applications as they work through the Zoning Ordinance Amendments to align with the updated Master Plan. After much review and discussion, the decision to schedule a Special Meeting on Monday, May 5<sup>th</sup> with members of the Planning Commission to review the request, address a proposed zoning boundary correction on Ridge Road and address any other issues or concerns.

5. Zoning Fee Schedule - A review of the current Zoning Fee Schedule was made with discussion on ongoing costs and the need for a clarification on Petition Fee for Text and/or Rezoning Amendment.

{insert Approved Zoning Fee Schedule Resolution 2025-04 as Attachment #3}

6. Dust Control - Supervisor Balmes presented costs associated with the application of Dust Control. Based on the quote from Bay Dust Control a Division of Liquid Calcium Chloride Sales the cost would be \$0.998 per gallon based on a minium of 8,000 gallons.

Motion Johnson/seconded Cota to **authorize up to \$25,000 from the Road Fund Account for the Dust Control application with product supplied by Liquid Calcium Chloride Sales.** Johnson, yes; Cota, yes; Carr, yes; Miller, yes; Balmes, yes. Motion carried.

7. Election Equipment - Clerk Johnson presented a proposal from Election Source for the upgrade of the Dominion tabulator with a \$1,000 trade in offer. After review and discussion of the benefit of the upgrade from the ICP I to the ICP II, Motion Miller/seconded Carr, to **authorize up to \$6,000.00 for update of the Dominion Voting Tabulator through Election Source.** Miller, yes; Carr, y es; Johnson, yes; Balmes, yes; Cota, yes. Motion carried.

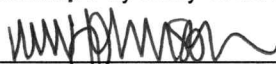
**Public Comment:** Public Comments were received from Liz Lundy.

**Board Member Comments:** None

**Next Meeting:** The next Regular Board meeting is on May 12, 2025 at 6:00 pm.

**Adjournment:** Moved Balmes/seconded Cota to **adjourn at 8:02 pm.**

Submitted by Mary Walther Johnson, Clerk

  
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Mary Walther Johnson

APPROVED DATE: 05/12/2025

**Au Train Township Budget Resolution - Re: FY Budget 2024-2025 - Amendment No. 4 - FINAL**

WHEREAS, it is the responsibility of the Au Train Township Board to establish a General Appropriations Act for the purpose of budgeting the Township finances in a manner which does not allow expenditure, to exceed revenues, including any available unappropriated surpluses, and,

WHEREAS, the Au Train Township Board recognizes that some activities may require amendments to this Act, and such amendment shall be made by resolution of the Au Train Township Board; and

WHEREAS, the Au Train Township Appropriations Act for FY 2024-2025 does not permit deviations which cause expenditures for any activity to exceed budgeted amounts without amendment to the Act by the Au Train Township Board; and

WHEREAS, the Au Train Township Board has duly reviewed the budgets for the General Appropriations Act, which includes all funds of Au Train Township, at public meetings of the Au Train Township Board,

THEREFORE BE IT RESOLVED, that the Au Train Township Board hereby amends the Appropriations Act for FY 2024-2025 in accordance with budgetary information presented to the Board and the limitations defined within this Resolution.

The foregoing Resolution offered by Board Member: Johnson

Second offered by Board Member: Cota

Upon roll call vote the following voted:

"Aye": Johnson, Cota, Balmes, Miller, Carr

"Nay" None

The Supervisor declared the resolution adopted.

Date: April 14, 2025

General Fund - Fund No. 101

Revenues		Current Budget	Amended Budget	Change
Current Tax	101 403.000	57366.00	62673.00	(+) 5307.00
CFR	101 429.000	1250.00	2790.00	(+) 1540.00
LCSA	101 441.000	0	4627.00	(+) 4627.00
Admin Fees	101 447.000	32365.00	39385.00	(+) 7020.00
Revenue Sharing	101 574.000	112000.00	108861.00	(-) 3139.00
Interest Checking	101 665.000	1800.00	2860.00	(+) 1020.00
Other Receipts	101 695.000	1000.00	1918.00	(+) 918.00
Total Revenues Change			NET	(+) 17293.00

*Reflects actual funds received for the Fiscal Year.*

Fire Fund - Fund No. 206

Revenues	Current Budget	Amended Budget	Change
Current Tax 206 403.000	243687.00	260838.00	(+) 17151.00
CFR 206 429.000	2500.00	2885.00	(+) 385.00
Changes for Services 101 441.000	10000.00	13000.00	(+) 3000.00
Interest Checking 101 665.000	1800.00	2860.00	(-) 1060.00
Total Revenues Change		NET	(+) 21596.00

*Reflects actual funds received for the Fiscal Year.*

Garbage Fund - Fund No. 226

Revenues	Current Budget	Amended Budget	Change
Current Tax 226 403.000	169196.00	181266.00	(+) 12070.00
CFR 226 429.000	2500.00	2000.00	(-) 500.00
Total Revenues Change		NET	(+) 11570.00
Expenditures			
Contracted Services 226 804.000	3000.00	3250.00	(+) 250.00
Total Expenditures Change		NET	(+) 250.00

*Reflects actual funds received and expenditures for the Fiscal Year*

Road Fund - Fund No. 204

Revenues	Current Budget	Amended Budget	Change
Current Tax 204 403.000	169196.00	181250.00	(+) 12054.00
CFR 204 429.000	1800.00	2200.00	(-) 400.00
Metro Act 204 539.000	3800.00	3382.00	(-) 418.00
NFR 204 528.000	15000.00	16800.00	(+) 1800.00
Total Revenues Change		NET	(+) 13036.00

*Reflects actual funds received for the Fiscal Year.*

**Au Train Township Budget Resolution - Re: FY Budget 2025-2026 - Amendment No. 1**

WHEREAS, it is the responsibility of the Au Train Township Board to establish a General Appropriations Act for the purpose of budgeting the Township finances in a manner which does not allow expenditure, to exceed revenues, including any available unappropriated surpluses, and,

WHEREAS, the Au Train Township Board recognizes that some activities may require amendments to this Act, and such amendment shall be made by resolution of the Au Train Township Board; and

WHEREAS, the Au Train Township Appropriations Act for FY 2025-2026 does not permit deviations which cause expenditures for any activity to exceed budgeted amounts without amendment to the Act by the Au Train Township Board; and

WHEREAS, the Au Train Township Board has duly reviewed the budgets for the General Appropriations Act, which includes all funds of Au Train Township, at public meetings of the Au Train Township Board,

THEREFORE BE IT RESOLVED, that the Au Train Township Board hereby amends the Appropriations Act for FY 2025-2026 in accordance with budgetary information presented to the Board and the limitations defined within this Resolution.

The foregoing Resolution offered by Board Member: Cota

Second offered by Board Member: Johnson

Upon roll call vote the following voted:

"Aye": Cota, Johnson, Miller, Carr, Balmes

"Nay" None

The Supervisor declared the resolution adopted.

Date: April 14, 2025

General Fund - Fund No. 101

Revenues	Current Budget	Amended Budget	Change
Fund Balance 101 390.000	353000.00	334652.00	(-) 18348.00
Total Revenues	587141.00	568793.00	(-) 18348.00
<b>Expenditures</b>			
Dept: Elections 101 191.000	1100.00	8000.00	(+) 6900.00
Total Expenditures	363300.00	370200.00	(+) 6900.00
Ending Fund Equity	223841.00	198593.00	(-) 25248.00
Total Funds Supporting General Fund	587141.00	568793.00	(-) 18348.00

*Reflects actual fund balance as of March 31, 2025 and Dept: Elections to fund upcoming expenditures for upgrade of Election Equipment.*



Fire Fund - Fund No. 206

Revenues	Current Budget	Amended Budget	Change
Fund Balance 206 390.000	517080.00	477900.00	(-) 39180.00
Total Revenues	792695.00	753515.00	(-) 39180.00
Total Expenditures	520550.00	520550.00	None
Ending Fund Equity	223841.00	232965.00	(-) 39180.00
Total Funds Supporting General Fund	792695.00	735515.00	(-) 39180.00

*Reflects actual fund balance as of March 31, 2025.*

Garbage Fund - Fund No. 226

Revenues	Current Budget	Amended Budget	Change
Fund Balance 226 390.000	397790.00	351426.00	(-) 46364.00
Total Revenues	584720.00	538356.00	(-) 46364.00
Total Expenditures	203600.00	203600.00	None
Ending Fund Equity	381120.00	334756.00	(-) 46364.00
Total Funds Supporting General Fund	584720.00	538356.00	(-) 46364.00

*Reflects actual fund balance as of March 31, 2025.*

Road Fund - Fund No. 204

Revenues	Current Budget	Amended Budget	Change
Fund Balance 204 390.000	186845.00	175243.00	(-) 11602.00
Total Revenues	393675.00	382073.00	(-) 11602.00
Total Expenditures	185000.00	185000.00	None
Ending Fund Equity	208675.00	197073.00	(-) 11602.00
Total Funds Supporting General Fund	393675.00	382073.00	(-) 11602.00

*Reflects actual fund balance as of March 31, 2025.*



Au Train Township Resolution

Resolution No. 2025 - 003

RESOLUTION APPROVING 63-DAY MASTER PLAN PUBLIC REVIEW, AUTHORIZING DISTRIBUTION,  
AND ASSERTING AUTHORITY OVER MASTER PLAN ADOPTION PROCESS

WHEREAS, the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended) is the state enabling statute which states the roles and responsibilities for adopting a community master plan; and

WHEREAS, the Au Train Township Planning Commission has made careful and comprehensive surveys and studies of present conditions and future growth within the planning jurisdiction with due regard to its relation to neighboring jurisdictions; and

WHEREAS, the Planning Commission has consulted with representatives of adjacent local units of government in respect to their planning so that conflicts in master plans and zoning may be avoided; and

WHEREAS, the Planning Commission has cooperated with all departments of the state and federal governments, public transportation agencies, and other public agencies concerned with programs for economic, social, and physical development within the planning jurisdiction and has sought the maximum coordination of Au Train Township's programs with these agencies.; and

WHEREAS, the Planning Commission has completed a thorough review of the completed draft plan; and

WHEREAS, MCL 125.3841, a section of the Michigan Planning Enabling Act, states that the Planning commission shall submit the proposed master plan to the legislative body for review and comment and shall not proceed further unless the legislative body approves the distribution of the proposed master plan; and

WHEREAS, MCL 125.3841 also provides that, if the legislative body approves the distribution of the proposed master plan, it shall notify the Secretary of the Planning commission, and the Secretary of the Planning Commission shall submit a copy of the proposed master plan to all statutorily required entities and initiate a public review period of sixty-three (63) days; and

WHEREAS, MCL 125.3843, a section of the Michigan Planning Enabling Act, provides that the legislative body by resolution and upon its review may assert the right to be the final approving body for the master plan; and

WHEREAS, the Au Train Township Board of Trustees has thoroughly discussed the options available regarding approving bodies at a public meeting of the Au Train Township Board on April 14, 2025.

NOW THEREFORE BE IT RESOLVED that: the Au Train Township Board of Trustees authorizes the 63-day public review of the Master Plan and its distribution to all statutorily-required entities and the public at-large.

BE IT ALSO RESOLVED that: The Au Train Township Board of Trustees asserts their right as to adopt the Au Train Township Master Plan following the 63-day public review period, a public hearing of the Planning commission, and adoption by the Planning Commission.

The foregoing resolution offered by the Au Train Township Board Member Balmes

and supported by the Au Train Township Board Member Cota

Upon roll call vote, the following voted:

"Aye": Balmes, Cota, Miller, Johnson, Carr

"Nay": None

The Au Train Township Supervisor declared the resolution adopted.

Dated this 14th of April, 2025.

Mary Walker Johnson Date: 04/14/2025  
Mary Walker Johnson, Clerk

AU TRAIN TOWNSHIP BOARD RESOLUTION  
RESOLUTION No. 2025- 004  
ZONING FEES

WHEREAS, Public Act 110 of 2006 - Michigan Zoning Enabling Act; authorizes a Township Board to establish fees in the Administrating of a Zoning Ordinance;

AND WHEREAS, the cost associated with Administration of the Au Train Township Zoning Ordinance, an Ordinance effective January 1, 2009, have increased since first established; the last review and amendment to the Zoning Fees Schedule was June 14, 2022.

AND WHEREAS, the review of the fees and costs related to the administration, processing of applications, and clarification justifies a amendment to the current fee schedule;

NOW THEREFORE BE IT RESOLVED that as of April 14, 2025 the Au Train Township Board sets the following fee schedule for the Administration and processing of applications, forms and appeals associated with the Zoning Ordinance:

1. Zoning Compliance Permit - \$ 50.00
2. Conditional Use Permit - \$ 250.00
3. Zoning Variance Application - \$ 250.00
4. Petition for Text Amendment and/or to Rezone - \$ 1,000.00
5. Petition to Amend Zoning Ordinance - \$1,000.00
6. Appeal to the Zoning Board of Appeals - \$ 250.00

The foregoing resolution was offered at the Au Train Township Board Regular Meeting on April 14, 2025

Resolution offered by Board Member: Cota

and supported by Board Member: Carr

Upon roll call vote, the following voted

"AYE": Cota, Carr, Balmes, Miller, Johnson

"NO": None

The Supervisor declared the resolution adopted.

  
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Mary Walther Johnson, Au Train Township Clerk  
April 14, 2025