

Au Train Township, Planning Commission
Regular Meeting

Thursday, April 17, 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 Vice Chair LaCombe at 6:00pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Vice Chair Scott LaCombe, Secretary Scott Smith, Member Matt Lang, Township Board Liaison John Carr. Absent: Member Jesse Cadwell

Upon the resignation of Chair Jason Cain, the role of Chair now moves to the Vice Chair, Scott LaCombe. At the April 14, 2025 meeting of the Board of Trustees, Jesse Cadwell was appointed to fill the vacancy on the Planning Commission.

Others present: Zoning Administrator Donna Shields, Ryan Carrig of CUPPAD, Peggy Smith

- **APPROVAL OF AGENDA** – A brief discussion took place regarding amending agendas of special meetings. Lang cited from Roberts Rules of Order on the matter. In the end, the commissioners agreed that since our agendas are not published, items could be amended to the agenda of special meetings as they have in the past.
Motion by Lang, second by Carr to approve agenda as presented. Motion Carried 4-0
- **APPROVAL OF MINUTES** – Motion by Lang, second by Carr to approve minutes of the March 19, 2025 Planning Commission Meeting. Motion Carried 4-0
- **PUBLIC COMMENT** – None
- **BOARD COMMENTS** – None
- **ZONING ADMINISTRATOR REPORT** – ZA Shields presented her March activity report. Report on file at the Township Hall and on the Township website.
- **OLD BUSINESS** –
 - a At the April 14, 2025 meeting of the Board of Trustees, the Board adopted the Draft of the amended Master Plan. It will now move on for the required 63-day period of public review. Ryan Carrig of CUPPAD has placed the public notice in the Munising Beacon and sent notice to surrounding communities as required.

Discussion of potential amendments to Article I of the Au Train Township Zoning Ordinance were covered. Ryan Carrig of CUPPAD presented suggestions for change to bring some areas more into line with the intent of the ordinance, adding new sections on requirements for fees in escrow and their handling, and vested rights. The section on administrative procedures was expanded for better clarification.

Future workshops will be held to continue the process of reviewing and amending the zoning ordinance where necessary.

- b Allowable zones for STRs** – After lengthy discussions about the possible elimination of short-term rentals in residential one/two, Lakeshore/Rivers two, and Town Development, it was decided that there needed to be further discussion. At their April 14, 2025 meeting, the Board of Trustees called for a special meeting tentatively scheduled for May 5, 2025. The Planning Commission and Ryan Carrig of CUPPAD have been requested to attend. Further discussions on this subject and a possible moratorium on Short-term rentals are expected to take place at this meeting
- c Fees: Regulatory STR fees/ CUP fees** – It was noted by ZA Shields that fees are set by the Board of Trustees, not the Planning Commission and they had just reviewed the CUP fees at their April 14, 2025 and found no need to amend the \$250 fee. Liaison Carr confirmed.
- d Resorts – allowable zones and regulations** – tabled
- e RV Regulations** - tabled

- **NEW BUSINESS**

- a Set Dates for 4 CUP Hearings -**

The Commission agreed to set May 14, 2025 at 6pm as the hearing date for 3 CUP Hearings. Two STRs for Kolbus in Christmas, and CUP for Risch at 16-Mile Lake requesting new construction of an accessory building exceeding 3500 sq ft. The expected CUP application from Fort Superior Campground has not yet been received.

- b PC Meeting Protocol** – This was addressed under approval of the agenda regarding amending special meeting agendas.

- **CORRESPONDENCE/ANNOUNCEMENTS** – None

- **PUBLIC COMMENT** – None

- **BOARD COMMENT** -- None

- **NEXT MEETING** – Two Conditional Use Permit hearings are scheduled to be heard on April 23, 2025 at 6:00pm.

- **ADJOURN** – Motion by Smith, second by Carr to adjourn at 8:27pm. Motion Carried 4-0

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

Approved: April 23, 2025

Signed: _____ on file _____
Donna Shields – Recording Secretary

Signed: _____ on file _____
Scott Smith - Secretary