

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

Wednesday, June 11, 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 Cadwell at 6:04pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Vice Chair Jesse Cadwell, Secretary Scott Smith, Member Matt Lang, Township Board Liaison John Carr. Absent: Chair Scott LaCombe

Others present: Zoning Administrator Donna Shields, Ryan Carrig of CUPPAD, Peggy Smith, Emily Molnar, Danielle Kolbus, Mary Tiernan

- **APPROVAL OF AGENDA** – Motion by Carr, second by Lang to approve agenda as presented. Motion Carried 4-0
- **APPROVAL OF MINUTES** – Motion by Lang, second by Carr to approve minutes of the May 14, 2025 Planning Commission Meeting. Motion Carried 4-0
- **ZONING ADMINISTRATOR’S REPORT** – ZA Shields presented her monthly zoning report as was previously reported at the monthly meeting of the Au Train Township Board of Trustees on June 10, 2025. Copy is on file at the township hall and on the township website.
- **PUBLIC COMMENT** – None
- **BOARD COMMENTS** – Comments were heard from Scott Smith
- **KOLBUS CUP for Short-Term rental at E7779 St Hwy M28, Christmas Parcel ID# 001-650-024-00**

This item was tabled at the May 14, 2025 meeting upon the close of the hearing due to incomplete site plan. The commission was presented with the required missing site plan information and agreed to proceed with the review of the General Standards from Section 802A of the Au Train Township Zoning Ordinance. See *Statement of Facts and Findings Attachment A*.

Motion by Cadwell, second by Carr to approve the use of short-term rental for Kevin & Danielle Kolbus at E7779 St Hwy M28, Christmas Parcel ID# 001-650-024-00 with no conditions.

Roll call vote: Cadwell: Yes, Carr: Yes, Smith: Yes, Lang: Yes
Motion carried 4-0

- **WORK SESSION – ZONING AMENDMENTS**

Ryan Carrig of CUPPAD shared a draft amendment for short-term rental regulations compiled from the discussions of previous meetings and the ongoing edit tracker for the Au Train Township Zoning

STATEMENT OF FINDINGS AND CONCLUSIONS - CUP HEARING

Date of Hearing: 5-14-2025	Request: Short-term rental
Applicant: Kevin Kolbus	Parcel ID#: 001-650-024-00
Address: E7779 St Hwy M28, Christmas, MI 49862	District: Town Development

Section 802 – Basis of Determination / General Standards

- A. The Planning Commission shall review the particular circumstances of the conditional use request under consideration in terms of the following standards and shall approve a conditional use only upon a finding of compliance with each of the following standards as well as applicable standards established elsewhere in this Ordinance.

1. The conditional use shall be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property and surrounding area.

Discussion: Applicant owns and operates several other STRs in the surrounding area. Lives near to this property and owns other adjacent commercial lots as well.

Roll Call: Lang: Yes, Smith: Yes, Cadwell: Yes, Carr: Yes

2. The conditional use shall not change the essential character of the surrounding area.

Discussion: It was felt it does change it for the better and the surrounding area is principally that of other STRS and commercial businesses, all owned and managed by the applicant.

Roll Call: Smith: Yes, Carr: Yes, Cadwell: Yes, Lang: Yes

3. The conditional use shall not interfere with the general enjoyment of adjacent property.

Discussion: The surrounding area is principally that of other STRS and commercial businesses, all owned and managed by the applicant. One residence next door, but parcel was purchased from that landowner

Roll Call: Cadwell: Yes, Carr: Yes, Lang: Yes, Smith: Yes

4. The conditional use shall represent an improvement to the property under consideration and the surrounding area in general.

Discussion: Improvements have already been made having the structure completely remodeled inside and out in 2024. Had sat vacant for two years and was derelict.

Roll Call: Smith: Yes, Carr: Yes, Lang: Yes, Cadwell: Yes

5. **The conditional use shall not be hazardous to adjacent property, or involve uses, activities, materials, or excessive production of traffic, noise, smoke, odor, fumes, or glare.**

Discussion: Is a corner lot with direct access off M28 as well as access off a secondary road which leads to 70+ site campground and storage units. This STR should not cause a greater influx of traffic

Roll Call: Lang: Yes, Smith: Yes, Carr: Yes, Cadwell: Yes

6. **The conditional use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to adequately provide for the services and facilities deemed essential to the conditional use under consideration.**

Discussion: Weekly curbside trash pickup by GFL

Roll Call: Cadwell: Yes, Smith: Yes, Carr: Yes, Lang: Yes

7. **The conditional use shall not place demands on public services and facilities in excess of current or immediately planned capacity.**

Discussion: No more so than any other single family dwelling in the area.

Roll Call: Lang: Yes, Carr: Yes, Cadwell: Yes, Smith: Yes

8. **The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of any adopted county or township development plan.**

Discussion: The intent of the Town Development District is to preserve a mixed use district. Adjacent uses are both commercial in nature and residential, thus a mix as intended by both the current Zoning Ordinance and the Master Plan.

Roll Call: Cadwell: Yes, Carr: Yes, Lang: Yes, Smith: Yes

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Approved

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With Conditions

Motion:

Motion by Cadwell, second by Carr to approve the use of short-term rental for Kevin & Danielle Kolbus at E7779 St Hwy M28, Christmas Parcel ID# 001-650-024-00 with no conditions.

Roll call vote: Cadwell: Yes, Carr: Yes, Smith: Yes, Lang: Yes

Motion Carried 4-0

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Denied

Motion:

Motion Roll Call:

CUP HEARING
SHORT TERM RENTALS

Date of Hearing: May 14, 2025

Applicant: Kevin Kolbus

Parcel ID: 000-650-024-00

Address: N7779 St Hwy M29, Christmas, MI 49862

District: Town Development

Section 802F – Basis of Determination / Short Term Rentals

- F. The following standards shall be used by the Planning Commission when considering Short Term Rentals
1. The name, address, telephone number, and email address of at least one local contact person responsible for handling any problems that arise with the rental property shall be prominently displayed in the rental
 2. Adequate off-street parking shall exist for tenants' vehicles and trailers (e.g. boat, ATV, snowmobile, RV.)
 3. The Au Train Township Noise Ordinance shall be prominently displayed in the rental property.
 4. Occupancy of the rental shall be limited to not more than 2 persons per bedroom plus 2 persons per occupied finished floor. Example: 4 bedrooms and 2 floors = $8+4 = 12$ persons.

Based on our findings you are allowed a maximum of 6 total occupants (including children.)

Be it further known as stated in the Zoning Ordinance Section 421 Short-term Rentals:

- A. Short-term rentals are subject to the following conditions and limitations:
1. Pets shall be secured on the premises or on a leash at all times.
 2. All occupants must practice courtesy to neighbors in regard to noise and activities.