

Zoning Administrator Report for July, 2025

Prepared by: D Shields

- APPLICATIONS

- Zoning Compliance - 6 Approved, 1 Denied, 2 Pending
 - Superior Times - Laundry Room Addition - Forest Lk Rd - Approved
 - Bryant - Additions to new construction in progress - Crossover Rd - Approved
 - Mazalli - New construction accessory building - Forest Lk Rd - Approved
 - Newton - Hotel/Motel - Spruce St - Denied
 - Lambert - Addition - Hayward rd - Approved
 - Alexander - New construction dwelling - Lots 28-29 Riverview Estates - Approved
 - Poquette - New Construction cabin - Tanglewood Dr - Pending
 - Rickle - New Construction dwelling - WestBranch Lake - Pending
 - Walther - New construction addition - Koski Rd - Approved

- CUP -
 - None

- VIOLATIONS

- Nimee - Site visit on July 2 revealed shipping container has been removed. Other trailers still exist and second notification of violation on those to be issued.

- MEETINGS

- Attended Township Board Monthly meeting on June 10, 2025
- Attended Planning Commission meeting on June 11, 2025
- Attended Planning Commission meeting on July 10, 2025
- Visited Alger County Bldg Inspector, Joe Cilc on two occasions to discuss zoning issues

- TRAINING

- None

- GENERAL TASKS

- Returned various phone calls and e-mails regarding zoning and land uses for parcels. Made 9 site visits total.

2025 Zoning Compliance Report

MONTH	APPLICANT	PARCEL ID #	LOCATION	USE	STATUS	DATE OF DECISION	
JAN	None						
FEB	None						
MAR	Duane Newton	001-362-009-00	N7566 Spruce St, Au Train	mini-warehouse	approved	3/20/2025	
	Cory Cole	001-368-001-00	Block 18 Lots 1-5 & 12-16 Village	Resort	approved	3/25/2025	
	Amy Hernandez	001-520-040-00	N7726 Evergreen Dr, Christmas	Home Occ	approved	3/27/2025	
APR	Sarah Osga	001-033-008-00	E8196 CR 440, Wetmore	NC SF Dwelling	approved	4/28/2025	
MAY	Julie Adams	001-257-014-50	N6598 Au Train Forest Lake Rd	B&B	DENIED	5/2/2025	
	Robert Lundquist	001-680-003-00	N3639 16 Mile Lake Rd, Munising	NC Acc Bldg	approved	5/6/2025	
	Brian & Kristen Van Wieren	001-325-024-50	TBD Ridge Rd, Munising	NC SF Dwelling	approved	5/6/2025	
	James DeMarinis	001-640-009-00	6573 Summer Homes Rd, Au Train	NC addition	approved	5/22/2025	
	Toni Lee McKee	001-116-009-00	E8302 State Hwy M94, Munising	NC addition	approved	5/27/2025	
	Terry Passinault	001-325-022-00	7255 St Hwy M28, Munising	NC Acc Bldg	approved	5/23/2025	
	Scott McGee	001-665-002-00	E7888 Ready Lake Rd	NC Deck	approved	5/31/2025	
JUN	Kona Development (Superior Times)	001-255-039-00	N6750 Au Train Forest Lake Rd	NC Acc Bldg	approved	6/6/2025	
	William Torongo Northmen Construction for Sievertson	001-225-001-30	N3307 16 Mile Lake Rd	NC Acc Bldg	approved	6/6/2025	
	Kona Development (Superior Times)	001-255-039-00	N6750 Au Train Forest Lake Rd	NC ADD laundry	approved	6/19/2025	
	Steven LaBean (Bryant)	001-214-010-30	E7605 Crossover Rd	NC ADD	approved	6/20/2025	
	Anthony Mazzali	001-255-088-00	N7108 Au Train Forest Lake Rd	NC AB 2000sf	approved	6/20/2025	
	Duane Newton	001-362-009-00	N7566 Spruce St	ZC Hotel/Motel	denied	6/24/2025	
	Paul Lambert	001-214-027-00	N3912 Hayward Rd	NC Addition	approved	6/29/2025	
	Brett Alexander	001-450-028-00 001-450-029-00	TBD Lots 28 & 29 Riverview Estates	NC Home	approved	7/3/2025	
JUL	Terry & Shannon Poquette	001-660-014-00	N448 Tanglewood Dr (Westbranch Lk)	NC Home	pending		incomplete site plan
	David Walther Contracting (Walther, Ryan)	001-327-013-00	N7930 Koski Rd	NC Addition	approved	7/14/2025	
	Todd & Kelly Rickel	001-321-006-22	Cty Rd 440 TBD West Branch Lake	NC SFD	pending		incomplete site plan

2025 Hearings Report

MONTH	APPLICANT	PARCEL ID #	LOCATION	USE	STATUS	HEARING DATE	DIST
JAN	None						
FEB	Wyatt Seaberg	001-325-024-30	N7768 Ridge Rd, Munising	STR	DENIED	2/12/25	RR1/2
MAR	Jennifer Stewart	001-450-019-00	E5467 Au Train Riverview Dr, Au Train	STR	DENIED	3/19/25	R1/2
	Christopher Holley	001-590-006-00	E7698 W State Hwy M28, Christmas	STR	Approved	3/19/25	TD
	Duane Newton	001-362-009-00	N7566 Spruce St, Au Train	RESORT	CANCELLED		TD
APR	Duane Newton	001-362-009-00	N7566 Spruce St, Au Train	STR	DENIED	4/23/25	TD
	Wyatt Seaberg	001-325-020-00	N7840 Ridge Rd, Munising	Acc Addition	Approved	4/23/25	TD
MAY	Kevin Kolbus	001-650-024-00	E7779 State Hwy M28, Christmas	STR	Approved	6/11/25	TD
	Kevin Kolbus	001-179-001-15	E7781 Carr Lake Dr, Christmas	STR	Approved	5/14/25	TD
	Dan Risch	001-212-029-00	E7139 Carlson Rd, Munising	Acc Bldg	Approved	5/14/25	LS/R2
	Duane Newton	001-362-009-00	N7566 Spruce St, Au Train	STR	withdrawn	-	TD
JUN	Todd & Michelle Kulik	001-255-033-00	N7111 Pioneer Trail, Au Train	STR	rejected Moratorium	-	LS/R1
JUL							

2025 VIOLATIONS LOG

DATE	PARCEL OWNER OF RECORD	PARCEL ID #	LOCATION	VIOLATION	STATUS
2-1-25	Kathleen K Nimee Trust	01-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408B	written follow up to December 9, 2024 Board meeting granting extension timeline for correction of violation for shipping container. Due to acting ZA and transition to new ZA on Jan 1, 2025, a written follow was delayed in sending until now.
6/5/25	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408A (5) and 408B	site visit to inform of new violation of 408A (5) use of two trailers as accessory buildings for storage
6/9/25	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408A (5) and 408B	Sent certified letter Notice of Violation 408A (5) given 14days to submit plan of action
6/11/25	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408A (5) and 408B	Various e-mail exchanges 6/11, 6/12, 6/13 See timeline document for details
7/2/25	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408B	Violation cleared. Shipping Container removed - two trailers remain