

Zoning Administrator Report for August 2025

Prepared by: D Shields

- APPLICATIONS

- Zoning Compliance
 - Received a total of 6 in July and two more in August so far
- CUP
 - 1 Received in July - to be scheduled

- VIOLATIONS

- “Too many to list” (see attached log)

- MEETINGS

- Attended Planning Commission meeting on July 10, 2025
- Attended Township Board Monthly meeting on July 14, 2025
- Attended Township Board Special Meeting on July 28, 2025

- TRAINING

- Attended MSUE 2 hour ZOOM class “Communicating through Conflict” August 6, 2025

- GENERAL TASKS

- Returned various phone calls and e-mails regarding zoning and land uses for parcels. Made a total of 9 site visits for applications and violations combined. Two in office meetings with landowners to complete zoning compliance applications. Two brief meetings at the office of Joe Cilc on zoning issues. One meeting with Robert Halso, in his LMAS office to discuss zoning and STR issues.

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	
		001-450-028-00					
	Brett Alexander	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 Cabin	approved	7/19/2025	
	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 Home	approved	7/19/2025	
	Joe Lasak	001-535-012-00	N7788 Bayberry Lane	NC Acc Pole Bldg	aproved	7/29/2025	
	Nate/Heather at Premium UP Sheds (Scott Robinson)	001-680-043-00	N3684 16 Mile Lake Rd	NC Acc Pole bldg	pending		waiting for lot line marking
	George Whiting	001-325-024-20	N7160 Ridge Rd	NC Rec structure	approved	7/25/2025	
AUG				Use change acc Bldg to dwelling	approved	8/4/2025	
	Carol Denman	001-367-003-00	E5431 Liberty				
							needs legal desc & site plan needs dimensions
	Laura Goodness	001-570-006-00	N2591 Cooks Lk Trail	NC Addition	pending		

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	William Duckwall	001-313-013-00	4947 State Hwy M28, Au Train	Ship cont	pending	TBD	TD

2025 VIOLATIONS LOG

DATE	VIOLATION SUBMITTED BY	PARCEL OWNER OF RECORD	PARCEL ID #	LOCATION	VIOLATION	STATUS
6/5/25	ZA Shields	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 - Complaint initiated by ZA
7/2/25	O'Neil	Kathleen Nimee	001-533-011-00	E7996 State Hwy M28, Christmas	ZO Section 408B	Violation cleared. Shipping Container removed
7/12/25	ZA Shields	George Whiting	001-325-024-20	N7160 Ridge Rd, Munising	ZO Section 701 A	Structure without ZC Complaint initiated by ZA
7/15/25	Duane Newton	Unknown at this point possibly on Township property (road)		Airport landing Rd, Au Train	RV parked on Landing field rd for several months and occupied for human habitation	Violation complaint form received - along with photo of camper and car with wisc plates
7/15/25	Duane Newton	Duckwall / Au Train Beach Campground	001-331-013-00	4947 St Hwy M28, Au Train	shipping container	Violation complaint form rec'd
7/15/25	Duane Newton	Kerby Albro	001-366-003-00	5461 Liberty St, Au Train	Firewood production	Violation complaint form rec'd
7/16/25	Duane Newton	Properties by KD LLC (Kolbus)	001-179-001-15	Carrs Lake Drive, Christmas	Improper handling by administration	Violation complaint form rec'd requesting ZA revoke permit - improper use of Violation complaint form. Intent of form is to report possible violations by landowner or developer - Deferred to Atty Nordeen
7/16/25	Duane Newton	Erin & Jacob Miller	001-400-009-00		Improper handling by administration	Violation complaint form rec'd requesting ZA revoke permit - improper use of Violation complaint form. Intent of form is to report possible violations by landowner or developer - Deferred to Atty Nordeen
7/17/25	Duane Newton		all STRs	too many to list	Improper handling by administration	Violation complaint form rec'd requesting ZA revoke permit - improper use of Violation complaint form. Intent of form is to report possible violations by landowner or developer - Deferred to Atty Nordeen
7/17/25	Duane Newton	Properties by KD, LLC (Kolbus)	001-179-001-15	Carrs Lake Drive	Improper handling by administration- USE of private Road	Violation complaint form rec'd requesting ZA revoke permit - improper use of Violation complaint form. Intent of form is to report possible violations by landowner or developer - Deferred to Atty Nordeen
7/17/25	Duane Newton	Toms Road Cabin LLC - Flavin	001-595-007-00	Little Round Lake Subd	Improper handling by administration - USE of private road	Violation complaint form rec'd requesting ZA revoke permit - improper use of Violation complaint form. Intent of form is to report possible violations by landowner or developer - - Deferred to Atty Nordeen
7/19/25	Duane Newton	Daniel Risch	001-212-029-00	N7139 Carlson Rd	Shipping container not allowed use	Violation complaint rec'd
7/22/25	Duane Newton	Richard Gatiss	001-535-014-00	Yule Log Resort Christmas	Improper handling by administration	Violation complaint form rec'd requesting ZA revoke permit - improper use of Violation complaint form. Intent of form is to report possible violations by landowner or developer - - Deferred to Atty Nordeen
7/22/25	Duane Newton	George Whiting	001-325-024-20	Ridge Rd	No ZC for structure	Informed complainant that this is being filed as redundant. There is already an ongoing investigation on this violation.
7/23/25	ZA initiated due to Bldg violation	Mark Frederickson	001-180-005-00	N7330 State Hwy M28	demo & rebuild of non-conforming structure without permitting	Violation initiated - landowner needs ZC so he can apply for building permit after the fact
7/24/25	Duane Newton	Daniel Risch	001-212-029-00	N7139 Carlson Rd	Shipping container not allowed use	NO VIOLATION FOUND - complainant notified
7/24/25	Duane Newton	Beauchaine (Delisle)	001-370-001-00	Airport landing Rd	RV and vehicles parked on rd	NO VIOLATION FOUND - complainant notified
7/25/25	ZA Shields	George Whiting	001-325-024-20	N7160 Ridge Road	no ZC for structure	Violation cleared. ZC Approved for SFD
8/7/25	Duane Newton	PROPERTIES by KD, LLC (Kolbus)	001-179-001-15	Carrs Lake Drive	Improper handling by administration	Determined improper use of Zoning violation form - If aggrieved by decision, should file appeal to circuit court or ZBA as required. Letter sent to complainant.
8/7/25	Duane Newton	Erin & Jacob Miller	001-400-009-00		Improper handling by administration	Determined improper use of Zoning violation form - If aggrieved by decision, should file appeal to circuit court or ZBA as required. Letter sent to complainant.
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