

Au Train Township Special Board Meeting Minutes
July 28, 2025 6:00PM

Meeting Called to Order by Supervisor Tom Balmes leading us with the Pledge at 6:00 pm

Roll Call:

Au Train Township Board Members Present: Supervisor Tom Balmes, Clerk Mary Johnson, Treasurer Kristy Cota, Trustee Jake Miller and Trustee John Carr. Also attending Bill Gramm, Dennis Gramm, Attorney Bill Nordeen, Matt Lang, Scott and Peggy Smith, Jesse Cadwell, Donna Shields, Tyler Penrod, Raelene O' Reilly, CUPPAD Ryan Carrig.

Purpose of the Special Board Meeting:

The purpose of the Special Meeting is to further review and discuss the proposed Zoning Ordinance Amendments presented by the Planning Commission at the July 14, 2025 Regular Board Meeting, as they relate to Short Term Rentals and other amendments, address the current Moratorium on Short Term Rental CUP Applications that is set to expire on August 5, 2025, and other items as agreed to by members of the Au Train Township Board. The Township Board will not respond to comments.

Approval of the Agenda:

Moved Carr/seconded Johnson to **approve the agenda**. Motion carried.

Public Comment: Public comments were received from Bill Gramm, Matt Lang, Scott Smith and Tyler Penrod.

Special Meeting Purpose Items:

1. Zoning Ordinance Amendments - Review/Discussion/Resolution

Clerk Johnson presented a suggestion that may resolve many of the concerns the Board discussed at their July Regular Board Meeting. Allowing Short Term Rentals with a Zoning Compliance Permit for Districts Town Development (TD) and LSR1 (Lakeshore/River One). Allowing Short Term Rentals with a Conditional Use Permit for LSR2 (Lakeshore/River Two) and TR/P (Timber Resource Production). Not allowing Short Term Rentals or Resorts in Districts Residential One/Two or Rural Residential One/Two. Board Members discussed further with input from Trustees Miller and Carr, and Supervisor Balmes and Treasurer Cota. Further discussion as to definitions of Short Term Rental and the number of consecutive days (14 vs. 30).

The Board agreed to send these recommendations to the Planning Commission and ask that they review these recommendations, draft a new amendment, hold another Public Hearing (if they determine that is their preference as it is not a requirement), and then send it back to the Township Board for consideration.

2. Moratorium on Short Term Rental CUP Applications - After review and discussion of the current Resolution and its upcoming expiration date, the following Resolution was offered.

Au Train Township Board
Moratorium on Short Term Rentals Extension of Expiration Date
Resolution No. 2025-007

WHEREAS, the Au Train Township Planning Commission continues to review and amend the Zoning Ordinance as it relates to Short Terms Rentals, and

WHEREAS, Resolution No. 2025-005 Moratorium on Short Term Rentals, placed a moratorium where all Short Term Rental Conditional Use Permit Applications would be rejected for a period of Three (3) Months, at which time it was to be reevaluated. That Moratorium is set to expire on August 5, 2025.

NOW, THEREFORE, BE IT RESOLVED that the Au Train Township Board is formally extending the moratorium until such time the Zoning Ordinance Amendments, as it relates to Short Term Rentals, is approved and takes effect.

The foregoing Resolution offered by Board Member Carr

Second offered by Board Member Johnson

Upon roll call vote the following voted:

Roll Call Vote:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
Tom Balmes	X		
Mary Walther Johnson	X		
Kristy Cota	X		
Jacob Miller	X		
John Carr	X		

PASSED AND APPROVED BY THE AU TRAIN TOWNSHIP BOARD, ALGER COUNTY, MICHIGAN THIS 28th DAY OF JULY, 2025.

I hereby certify that the foregoing is a true and complete copy of the resolution adopted by the Au Train Township Board, Au Train Township, Alger County, Michigan at a regular meeting held on July 14, 2025 pursuant to the procedures required by law.



Mary Walther Johnson, Au Train Township Clerk

Dated: July 28, 2025

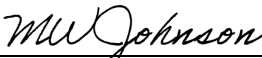
Additional Business: Clerk Johnson noted she reviewed additional Text Alert Companies Go Gov and Text My Gov and their costs far exceeded UpAhead. Clerk Johnson told the UpAhead Representative that additional companies we being reviewed for comparison and also discussed the specific needs and use expectations. UpAhead offered an amended proposal. Moved Cota/seconded Miller, to **contract with UpAhead for Text Alerts at a cost of \$150.00 per month for up to 10,000 text a year, and no initial set up fee, with a minium 2 year contract.** Cota, yes; Miller, yes; Johnson, yes; Carr, yes; Balmes, yes. Motion carried.

Public Comments: Public Comments were received from Kristen VanWeiren, Bill Gramm and Raelene O'Reilly.

Board Member Comments: Trustee Miller noted there was an Meet and Greet with State Representative Karl Bohnak on Thursday, July 31st at 4:00PM at the Northwoods Café. Clerk Johnson noted the upcoming Mobile Secretary of State event on August 20th from 10:00 - 3:00. In addition, she noted that The Munising Beacon was being sold and will continue to be recognized as the Alger County official weekly publication with a digital online issue for legal notices. The ownership change is effective July 31, 2025.

Adjournment: Motion Johnson/seconded Carr to **adjourn at 8:16PM**

Submitted by Mary Walther Johnson, Clerk



Mary Walther Johnson

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APPROVED DATE: 08/11/2025

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