

**Au Train Township Regular Board Meeting Minutes**  
**July 14, 2025 6:00PM - 9:07PM**

---

**Roll Call:**

Board Members Present: Supervisor Tom Balmes, Clerk Mary Johnson, Treasurer Kristy Cota, Trustee Jake Miller and Trustee John Carr. Others present: Attorney Bill Nordeen, Donna Shields, Perry King, Ryan Walther, Wyatt Seaberg, Tyler Penrod, Dean Seaberg, Matt Lang, Eugene Munn, Scott Smith and Kirsten Seaberg. There were other persons present who did not sign in.

Supervisor Balmes opened our July 14, 2025 meeting at 6PM leading us with the pledge.

**Approval of the Agenda:**

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

**Approval of Minutes:**

Moved Cota/seconded Carr to **approve the minutes of the June 10, 2025 Regular Board Meeting**. Motion carried.

**Financial Reports:**

Clerk Johnson presented the June, 2025 Financial Reports. Reports are provided to Board Members prior to the meeting. No Budget Amendments recommended. Quarterly report will be reviewed at the August meeting.

**Pay Bills:**

Moved Johnson/seconded Cota to **pay bills**. Johnson, yes; Cota, yes; Carr, yes; Miller, yes; Balmes, yes. Motion carried. (General Fund #17505-17529; Fire Fund #9371-9382; Garbage Fund #2152-2154).

**Board Member Reports:**

Treasurer - Balance as of June 30, 2025: General Fund \$319,895.91; Fire Fund \$436,544.05 + CD \$55,130.10; Garbage Fund \$317,949.57; Road Fund \$186,937.18.

There is an upcoming hall rental on July 26<sup>th</sup> for the Au Train Land Owner's Associations yearly meeting. Treasurer Cota noted that Summer Tax bills were mailed July 1<sup>st</sup>. Information was posted on the website for credit card tax payments processing through BS&A directly. Payments for 2024 NFR and gaming distributions were received.

Clerk - Since the June Meeting several emails, and FOIA requests were responded to. Prepared for audit with Anderson, Tackman & Co who completed the field work. The Secretary of State confirmed the mobile unit on site for August 20<sup>th</sup> from 10AM to 3PM. Several Resolutions and Ordinances were finalized for the July Meeting. Peoples State Bank removed the old bulletin board from the Bank/Post Office parking lot. Workers Comp proof of insurance was sent to the State for the Heritage Trail lease and work on completing Election Administration Continuing Ed and renewal for the MML Insurance Policy quote has commenced. It has been a busy month.

Trustee's - Trustee Carr noted that he attended the Planning Commission Meeting. Provided information regarding the NG line running to the generator, and needed door frame repairs. Also noted needed repairs to the playground swings and the addition of stairs at the back door exit, and replacement of the Zoning Administrators window. Also calls continue regarding zoning and garage issues.

Trustee Miller noted he also received calls regarding garbage pickup and Zoning. Follow up on the Forest Lake Dam continues as the Au Train Lake water levels continue to drop. Visited the High Banks area along the Au Train River and noted the lack of adequate parking.

Supervisor - Supervisor Balmes indicated meetings with the National Fish and Wildlife, Army Corp of Engineers and Guy Meadows from MTU regarding the Au Train River mouth and improving flow and controlling erosion continue. Grant funds may be available. Additional details were provided regarding the Orange Bridge on Woodland, a previous board Resolution approving its removal and the goal to provide recreational opportunities. Supervisor Balmes was also informed by MDOT that the orange bridge has a historical designation and that they need to be involved in any discussion.

The ACRC will replace the Maple Grove Rd sign damaged by their plow. GFL noted that additional garbage carts are \$75.00 for residents, but that they don't currently have a supply available. Also, any locks placed on a dumpster need to be those only supplied by them.

**Closed Session:** Moved Johnson/seconded Carr to **go into closed session at 6:53PM, as authorized under MCL 15.268(e)**. Johnson, yes; Carr, yes; Miller, yes; Balmes, yes; Cota, yes. Motion carried.

Board returned from closed session at 7:10PM

**Special Presentation:** None

**Public Comment:** Carl Berhend, Tyler Penrod and Eugene Munn addressed the Board.

#### **Boards/Departments:**

**Maintenance Department:** Ryan provided an update to the Board on recent maintenance issues and projects. Work continues on the Heritage Trailhead bridge repair. New pickleball court net was placed. The new floor cleaner and pads were purchased. Plans to continue cosmetic repairs, including the MDOT sign painting at the Au Train River Beach throughout the summer.

Cemetery -There was a recent burial at the cemetery.

**Fire Department:** Chief Perry King provided the May and June Department report and it is on file. There were 2 calls for May and none for June. The pump and air flow testing was completed. 3 air packs failed with one under warranty. The remaining two are being repaired by Pomasl. Active 911 was paid. Ordered 4 Fire Fighter II books. The Christmas tanker pump motor will most likely need to be replaced. Working on getting quotes for the repair or replacement.

**Assessor/Board of Review** - No report. Board of Review will meet July 23, 2025 at 6PM

**Zoning Administrator/Planning Commission/Zoning Board of Appeals-** Zoning Administrator Donna Shields was present and provided her report. Additional information was provided, along with upcoming meetings and hearings, as well as an update on the Master Plan approval steps and items addressed on the agenda.

#### **Unfinished Business:**

1. Community Building Door Replacement - As previously noted, an additional contractor did a site inspection, but failed to provide a cost estimate. After discussion/review, Moved Carr/second Johnson, to **accept the proposal from the Windows Store in the amount of \$28,980.00 for community building exterior doors replacement**. Johnson, yes; Carr, yes; Balmes, yes; Miller, yes; Cota, yes. Motion carried.

2. Maple Grove Road garbage dumpster - Discussion continued regarding the placement of the dumpster for residents use on Maple Grove Road. No Board action to make a change at this time.

3. Blight updates - Supervisor Balmes provided blight updates on Moorman (Christmas Mall) where we are waiting for a final decision from the court on ownership; Maxon (M28 Boat blight) where progress will continue to be monitored; and Krantz where discussion about the fencing and whether the "blight" is visible from the road ensued. No official Board action was authorized on any of the above blights at this time.

4. RWE Dam updates - Clerk Johnson provided an update via the recent emails from the DNR regarding the Forest Lake Dam sale and current status.

**New Business:**

1. Correspondence - None

2. Resolution to Adopt the Master Plan - After review and discussion, Moved Cota/second Carr to **approve and adopt the Au Train Township Master Plan.** Resolution Approved.(See Attachment No. 1)

3. Zoning Ordinance Amendments - A thorough review and discussion of the Proposed Zoning Ordinance Amendments approved by the Planning Commission were addressed by the Board. After continued debate, Motion Cota/second Carr to **table action on the Proposed Zoning Ordinance Amendments as they relate to Short Term Rentals and call a Special Board Meeting for Monday July 28, 2025 at 6:00PM for further review and recommendations.** Cota, yes; Carr, yes; Johnson, yes; Balmes, yes; Miller, yes. Motion carried.

4. Civil Infraction Ordinance - Action tabled until the August Regular Board Meeting

5. UpAhead Proposal for Text Alerts - Clerk Johnson presented the proposal from UpAhead for implementing a text alert subscription service. After review and discussion action was tabled as the monthly cost was a concern. Clerk Johnson will explore other options and report back to the Board.

**Public Comment:** Dean Seaberg and Wyatt Seaberg addressed the Board.

**Board Member Comments:** Clerk Johnson.

**Next Meeting:** The next Regular Board meeting is scheduled for August 11, 2025 at 6:00PM

**Adjournment:** Motion Balmes/seconded Johnson to **adjourn at 9:07PM.** Motion carried.

Submitted by Mary Walther Johnson, Clerk

  
\_\_\_\_\_  
Mary Walther Johnson

APPROVED DATE: 08/11/2025

mwj

**RESOLUTION TO ADOPT THE AU TRAIN TOWNSHIP MASTER PLAN**

Attachment No. 1

Au Train Township, Alger County, Michigan  
Resolution No. 2025-006

WHEREAS, the Michigan Planning Enabling Act (or MPEA, also known as P.A. 33 of 2008) authorizes the Au Train Township Planning Commission to prepare and adopt a Master Plan for the use, development and preservation of all lands in the township and promote cooperation between local units; and

WHEREAS, the Planning Commission prepared a proposed Master Plan and submitted the plan to the Au Train Township Board of Trustees for review and comment at its regular meeting on March 12, 2025; and

WHEREAS, on April 14, 2025, the Board of Trustees received and reviewed the proposed Master Plan and authorized distribution the Master Plan to the Notice Group entities identified in the MPEA for a public review period of 63 days which ended on July 1, 2025; and

WHEREAS, the Planning Commission provided notice of a public hearing to the Notice Group entities and to the Munising Beacon, and held a public hearing for Master Plan adoption on July 10, 2025; and

WHEREAS, the Planning Commission passed a resolution to adopt the Master Plan and recommend its adoption to the Board of Trustees during its meeting on July 10, 2025; and

WHEREAS, the MPEA authorizes the Au Train Township Board of Trustees to assert by resolution its right to approve or reject the proposed Master Plan and the Board initiated this action; and

WHEREAS, the AU Train township Board of Trustees, following an affirmative vote the majority of its members will be the final approving body for the Master Plan.

NOW THEREFORE BE IT RESOLVED, The Au Train Township Board of Trustees hereby approves and adopts the Au Train Township Master Plan.

PASSED AND APPROVED BY THE TOWNSHIP BOARD OF THE TOWNSHIP OF AU TRAIN, ALGER COUNTY, MICHIGAN  
THIS 14TH DAY OF JULY, 2025.

<u>Roll Call Vote:</u>	<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		

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