

Ordinance Number 2025- 003

Amendment to the Au Train Township Zoning Ordinance
for Short-Term Rental Regulations

THE TOWNSHIP OF AU TRAIN, ALGER COUNTY, ORDAINS:

Section 1: The following terms and definitions are amended in Article II, Section 202 to include them in the correct alphabetical location:

Local Contact Person: A property manager, owner or agent of the owner who is available to timely respond to rental and neighborhood questions or concerns, or any agent of the owner authorized to take timely remedial action and respond to any violation of this Ordinance and/or complaints.

Recreational Structure: A cabin, cottage, yurt, or other building used as living quarters intermittently for recreation or vacation purposes which is not a permanent place of domicile or residency of the owner, his or her agents, lessees, heirs, or assigns.

Short-term Rental: A single-family dwelling or recreational structure rented for transient (less than 30 consecutive days) use. A short-term rental is not occupied by the owner or manager of the dwelling during the rental period.

Short-term Rental Occupant: Any person or persons authorized by the owner or manager of a short-term rental property to be a temporary lodger, tenant, or guest for the rental period.

Site Plan: A blueprint, architectural drawing, or detailed sketch showing all salient features of a proposed development, in accordance with the requirements of Article X and all other applicable sections of this Ordinance, so that it may be evaluated in order to determine whether it meets the provisions of this Ordinance.

Section 2: The following wording of Article III, Section 306 – District Residential One/Two, (E) Conditional Uses is repealed:

7. Short-term rental

Section 3: The following wording of Article III, Section 307 – District Rural Residential One/Two, (D) Conditional Uses is repealed:

6. Resort

8. Short-term rental

Section 4: The wording and phrases of Article IV, Section 421 – Short-term Rentals, is amended to read as follows:

Section 421 Short-term Rentals

1. An application for the use of a property as a short-term rental shall include:
 - a. A site plan consistent with the requirements of Section 1004 of this Ordinance.
 - b. A sketch of the short-term rental's floor plan, including the location of available bedrooms.
 - c. A statement calculating the occupancy capacity of the short-term rental based upon a formula of two (2) persons per legal bedroom, plus two (2) persons per occupied finished floor. Accessory structures, recreational vehicles, or tents placed upon a parcel hosting a short-term rental shall not be included in any calculation of capacity.
 - d. The name, address, telephone number, and email address of the property owner.

- e. The name, address, telephone number, and email address of at least one local contact person who shall be responsible for handling any problems that arise with the rental property.
- 2. The operation of a short-term rental shall comply with the following requirements:
 - a. The operation and occupancy of a short-term rental shall be maintained in compliance with any statute, ordinance, law, or regulation.
 - b. The name, address, telephone number, and email address of at least one (1) local contact person shall be prominently displayed within the structure used as a short-term rental.
 - c. Pets shall be secured on the premises or on a leash at all times.
 - d. Unless otherwise connected to a public or community sewer system, the owner of the property shall ensure that a properly sized and functional septic system is maintained in accordance with local health department regulations.
 - e. Refuse and recyclables shall be stored and fully contained in appropriate containers with tight fitting lids, or bagged and secured in caged enclosures, and shall be disposed of in a timely manner.
 - f. Adequate off-street parking shall exist for the short-term rental occupant's vehicles and trailers (e.g. boats, ATVs, snowmobiles, etc.). At no time will an occupant's vehicle be parked within the road right-of-way. Occupants and their guests shall not park on adjacent private property nor unreasonably impede the ingress and egress of adjacent private properties.

Section 5: The wording and phrases of Article VIII, Section 801 – Intent, subsection (G) is amended to read as follows:

G. In order to address potential questions and concerns of the Planning Commission, the applicant for a Conditional Use Permit or their representative is encouraged to attend the Planning Commission meeting(s) at which their application is being considered. Failure to attend may result in a denial of the application.

Section 6: A new subsection in Article VIII, Section 801 – Intent, as subsection (I) shall be inserted as follows:

I. No application for a Conditional Use Permit which has been denied wholly or in part by the Planning Commission shall be resubmitted for a period of one year from the date of the denial, except on appeal or on grounds of newly discovered evidence or proof of changed conditions found to be sufficient to justify reconsideration.

Section 7: The wording and phrases of Article VIII, Section 802 – Basis of Determination / General Standards, subsection (A)(1) et seq. are repealed and replaced with the following:

- 1. The conditional use shall not interfere with the public health, safety, and welfare of adjacent property or Au Train Township.
- 2. The conditional use shall be designed, constructed, operated, and maintained in a manner compatible with adjacent uses of land and the natural environment.
- 3. The conditional use shall be adequately served by, and not place demand on, essential public facilities and services in excess of current or planned capacity, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to adequately provide for the facilities and services deemed essential to the conditional use under consideration.
- 4. The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of the Au Train Township Master Plan.

Section 8: The wording and phrases of Article VIII, Section 802 – Basis of Determination / General Standards, subsection (F), is repealed.

Section 9: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 10: The amendments to the Au Train Township Zoning Ordinance shall be in full force and effect seven days following the publication of the notice of adoption in the Munising Beacon.

ORDINANCE ADOPTED BY TOWNSHIP BOARD: October 13, 2025

PUBLICATION OF NOTICE OF ADOPTION: October 22, 2025

ORDINANCE EFFECTIVE: October 30, 2025