

## **Zoning Administrator Report for October 2025**

**Prepared by: D Shields**

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### **- APPLICATIONS**

- Zoning Compliance -
  - 3 applications approved:
    - an addition on Reindeer Run
    - new construct of garage on North Shore Rd
    - new construct of recreational structure on Doe Lake Rd
- CUP -
  - 1 hearing for Private Kennel on 16 Mile Lake Rd - CUP approved

### **- VIOLATIONS**

- Nimee Violation at a standstill, landowner refused delivery of second notice. USPS returned to Township. Requesting Board determination for further course of action.
- Frederickson Violation is outstanding. Response to first notice eventually received. Basically landowner denies need for permitting and does not intend to apply for ZC. Upon advice of Attorney Nordeen, this has been passed back to Alger County Building department to send their second notice of violation.
- Nunn Violation - Pending, needs further legal determination on course of action.
- Glyptis/Savola - New violation Section 408 A (5) "Sprite" Truck trailer body being used as accessory building. First notice sent and no response received. Second notice has been sent.

### **- MEETINGS**

- September 8, 2025 Attended Township Board Monthly meeting
- September 24, 2025 Met with Joe Cilc to discuss Frederickson violation
- September 25, 2025 Attended Planning Commission meeting
- September 30, 2025 Attended MSUE Master Citizen Planner Cohorts zoom meeting
- October 2, 2025 Attended Joint Board and PC meeting

### **- TRAINING**

- September 24, 2025 attended MSUE Zoom class on Annual Case law & Legislation
- October 8, 2025 attended MSUE STR Policy options for Communities class in Gladstone

### **- GENERAL TASKS**

- Returned various phone calls and e-mails regarding zoning and land uses for parcels. 6 site visits total for ZCP/CUP/Violations. Met with landowner re: violations.

## 2025 Zoning Compliance Report

| MONTH | APPLICANT                                            | PARCEL ID #                    | LOCATION                           | USE                             | STATUS        | DATE OF DECISION |
|-------|------------------------------------------------------|--------------------------------|------------------------------------|---------------------------------|---------------|------------------|
| JAN   | None                                                 |                                |                                    |                                 |               |                  |
| FEB   | None                                                 |                                |                                    |                                 |               |                  |
| MAR   | Duane Newton                                         | <a href="#">001-362-009-00</a> | N7566 Spruce St, Au Train          | mini-warehouse                  | approved      | 3/20/2025        |
|       | Cory Cole                                            | <a href="#">001-368-001-00</a> | Block 18 Lots 1-5 & 12-16 Village  | Resort                          | approved      | 3/25/2025        |
|       | Amy Hernandez                                        | <a href="#">001-520-040-00</a> | N7726 Evergreen Dr, Christmas      | Home Occ                        | approved      | 3/27/2025        |
|       |                                                      |                                |                                    |                                 |               |                  |
| APR   | Sarah Osga                                           | <a href="#">001-033-008-00</a> | E8196 CR 440, Wetmore              | NC SF Dwelling                  | approved      | 4/28/2025        |
|       |                                                      |                                |                                    |                                 |               |                  |
| MAY   | Julie Adams                                          | <a href="#">001-257-014-50</a> | N6598 Au Train Forest Lake Rd      | B&B                             | <b>DENIED</b> | 5/2/2025         |
|       | Robert Lundquist                                     | <a href="#">001-680-003-00</a> | N3639 16 Mile Lake Rd, Munising    | NC Acc Bldg                     | approved      | 5/6/2025         |
|       | Brian & Kristen Van Wieren                           | <a href="#">001-325-024-50</a> | TBD Ridge Rd, Munising             | NC SF Dwelling                  | approved      | 5/6/2025         |
|       | James DeMarinis                                      | <a href="#">001-640-009-00</a> | 6573 Summer Homes Rd, Au Train     | NC addition                     | approved      | 5/22/2025        |
|       | Toni Lee McKee                                       | <a href="#">001-116-009-00</a> | E8302 State Hwy M94, Munising      | NC addition                     | approved      | 5/27/2025        |
|       | Terry Passinault                                     | <a href="#">001-325-022-00</a> | 7255 St Hwy M28, Munising          | NC Acc Bldg                     | approved      | 5/23/2025        |
|       | Scott McGee                                          | <a href="#">001-665-002-00</a> | E7888 Ready Lake Rd                | NC Deck                         | approved      | 5/31/2025        |
|       |                                                      |                                |                                    |                                 |               |                  |
| JUN   | Kona Development (Superior Times)                    | <a href="#">001-255-039-00</a> | N6750 Au Train Forest Lake Rd      | NC Acc Bldg                     | approved      | 6/6/2025         |
|       | William Torongo Northmen Construction for Sievertson | <a href="#">001-225-001-30</a> | N3307 16 Mile Lake Rd              | NC Acc Bldg                     | approved      | 6/6/2025         |
|       | Kona Development (Superior Times)                    | <a href="#">001-255-039-00</a> | N6750 Au Train Forest Lake Rd      | NC ADD laundry                  | approved      | 6/19/2025        |
|       | Steven LaBean (Bryant)                               | <a href="#">001-214-010-30</a> | E7605 Crossover Rd                 | NC Addition                     | approved      | 6/20/2025        |
|       | Anthony Mazzali                                      | <a href="#">001-255-088-00</a> | N7108 Au Train Forest Lake Rd      | NC AB 2000sf                    | approved      | 6/20/2025        |
|       | Duane Newton                                         | <a href="#">001-362-009-00</a> | N7566 Spruce St                    | ZC Hotel/Motel                  | <b>denied</b> | 6/24/2025        |
|       | Paul Lambert                                         | <a href="#">001-214-027-00</a> | N3912 Hayward Rd                   | NC Addition                     | approved      | 6/29/2025        |
|       |                                                      | <a href="#">001-450-028-00</a> |                                    |                                 |               |                  |
|       | Brett Alexander                                      | <a href="#">001-450-029-00</a> | TBD Lots 28 & 29 Riverview Estates | NC SF dwelling                  | approved      | 7/3/2025         |
|       |                                                      |                                |                                    |                                 |               |                  |
| JUL   | Terry & Shannon Poquette                             | <a href="#">001-660-014-00</a> | N448 Tanglewood Dr (Westbranch Lk) | NC Cabin                        | approved      | 7/19/2025        |
|       | David Walther Contracting (Walther, Ryan)            | <a href="#">001-327-013-00</a> | N7930 Koski Rd                     | NC Addition                     | approved      | 7/14/2025        |
|       | Todd & Kelly Rickel                                  | <a href="#">001-321-006-22</a> | Cty Rd 440 TBD West Branch Lake    | NC SF dwelling                  | approved      | 7/19/2025        |
|       | Joe Lasak                                            | <a href="#">001-535-012-00</a> | N7788 Bayberry Lane                | NC Acc Pole Bldg                | aprove        | 7/29/2025        |
|       | Nate/Heather at Premium UP Sheds (Scott Robinson)    | <a href="#">001-680-005-00</a> | N3684 16 Mile Lake Rd              | NC Acc Pole bldg                | approved      | 8/18/2025        |
|       | George Whiting                                       | <a href="#">001-325-024-20</a> | N7160 Ridge Rd                     | NC Rec structure                | approved      | 7/25/2025        |
|       |                                                      |                                |                                    |                                 |               |                  |
| AUG   | Carol Denman                                         | <a href="#">001-367-003-00</a> | E5431 Liberty                      | Use change acc Bldg to dwelling | approved      | 8/4/2025         |
|       | Laura Goodness                                       | <a href="#">001-570-006-00</a> | N2591 Cooks Lk Trail               | NC Addition                     | approved      | 8/14/2025        |
|       |                                                      |                                |                                    | Use Change remove STR           |               |                  |
|       | Herbert Brown                                        | <a href="#">001-255-086-00</a> | E5403 North Shore Rd               |                                 | approved      | 8/21/2025        |
|       | Fox Contracting-Ken LaJoie (Roger Verardi)           | <a href="#">001-255-074-00</a> | 5485 North Shore Rd                | NC Addition                     | approved      | 9/5/2025         |
|       | Chris Pesola - Wausau Homes (Andrew Hartwick)        | <a href="#">001-327-017-20</a> | N7829 Koski Rd                     | NC Home                         | approved      | 9/5/2025         |
|       |                                                      |                                |                                    |                                 |               |                  |
| SEP   | Linda Dorsch                                         | <a href="#">001-235-008-00</a> | E6885 Doe Lake Rd, Munising        | NC Rec Structure                | approved      | 10/2/2025        |
|       | Jason Doran                                          | <a href="#">001-170-001-35</a> | N8148 Reindeer Run, Munising       | NC Addition                     | approved      | 9/20/2025        |
|       | Willie & Nancy Peterson                              | <a href="#">001-255-059-00</a> | 5567 North Shore Rd, Au Train      | NC Acc Bldg                     | approved      | 10/2/2025        |

October 13, 2025

## 2025 Hearings Report

| MONTH | APPLICANT             | PARCEL ID #                    | LOCATION                              | USE          | STATUS                 | HEARING DATE | DIST   |
|-------|-----------------------|--------------------------------|---------------------------------------|--------------|------------------------|--------------|--------|
| JAN   | None                  |                                |                                       |              |                        |              |        |
| FEB   | Wyatt Seaberg         | <a href="#">001-325-024-30</a> | N7768 Ridge Rd, Munising              | STR          | DENIED                 | 2/12/25      | RR1/2  |
|       |                       |                                |                                       |              |                        |              |        |
| MAR   | Jennifer Stewart      | <a href="#">001-450-019-00</a> | E5467 Au Train Riverview Dr, Au Train | STR          | DENIED                 | 3/19/25      | R1/2   |
|       | Christopher Holley    | <a href="#">001-590-006-00</a> | E7698 W State Hwy M28, Christmas      | STR          | Approved               | 3/19/25      | TD     |
|       | Duane Newton          | <a href="#">001-362-009-00</a> | N7566 Spruce St, Au Train             | RESORT       | CANCELLED              |              | TD     |
|       |                       |                                |                                       |              |                        |              |        |
| APR   | Duane Newton          | <a href="#">001-362-009-00</a> | N7566 Spruce St, Au Train             | STR          | DENIED                 | 4/23/25      | TD     |
|       | Wyatt Seaberg         | <a href="#">001-325-020-00</a> | N7840 Ridge Rd, Munising              | Acc Addition | Approved               | 4/23/25      | TD     |
|       |                       |                                |                                       |              |                        |              |        |
| MAY   | Kevin Kolbus          | <a href="#">001-650-024-00</a> | E7779 State Hwy M28, Christmas        | STR          | Approved               | 6/11/25      | TD     |
|       | Kevin Kolbus          | <a href="#">001-179-001-15</a> | E7781 Carr Lake Dr, Christmas         | STR          | Approved               | 5/14/25      | TD     |
|       | Dan Risch             | <a href="#">001-212-029-00</a> | E7139 Carlson Rd, Munising            | Acc Bldg     | Approved               | 5/14/25      | LS/R2  |
|       | Duane Newton          | <a href="#">001-362-009-00</a> | N7566 Spruce St, Au Train             | STR          | withdrawn              | -            | TD     |
|       |                       |                                |                                       |              |                        |              |        |
| JUN   | Todd & Michelle Kulik | <a href="#">001-255-033-00</a> | N7111 Pioneer Trail, Au Train         | STR          | rejected<br>Moratorium | -            | LS/R1  |
|       |                       |                                |                                       |              |                        |              |        |
| JUL   | William Duckwall      | <a href="#">001-331-013-00</a> | 4947 State Hwy M28, Au Train          | Ship cont    | rescinded              | -            | TD     |
|       |                       |                                |                                       |              |                        |              |        |
| AUG   | Cory & Kristy Cota    | <a href="#">001-212-001-00</a> | N4421 16 mile Lake Rd, Munising       | Pvt Kennel   | approved               | 9/25/25      | LS/R 2 |

## 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                                                                                                     | <a href="#">site visit to inform of new violation of 408A (5) use of two trailers as accessory buildings for storage</a> - 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                                                                                                                 | <a href="#">Structure without ZC</a><br><a href="#">Complaint initiated by ZA</a>                                                                    |
| 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                                               | <a href="#">Violation complaint form received - along with photo of camper and car with wisc plates</a>                                              |
| 7/15/25 | Duane Newton                       | Duckwall / Au Train Beach Campground                       | 001-331-013-00 | 4947 St Hwy M28, Au Train      | shipping container                                                                                                               | <a href="#">Violation complaint form rec'd</a>                                                                                                       |
| 7/15/25 | Duane Newton                       | Kerby Albro                                                | 001-366-003-00 | 5461 Liberty St, Au Train      | Firewood production                                                                                                              | <a href="#">Violation complaint form rec'd</a>                                                                                                       |
| 7/15/25 | Duane Newton                       | Kerby Albro                                                | 001-366-003-00 | 5461 Liberty St, Au Train      | Firewood production                                                                                                              | <a href="#">NO VIOLATION FOUND - complainant notified</a>                                                                                            |
| 7/19/25 | Duane Newton                       | Daniel Risch                                               | 001-212-029-00 | N7139 Carlson Rd               | Shipping container not allowed use                                                                                               | <a href="#">Violation complaint rec'd</a>                                                                                                            |
| 7/23/25 | ZA initiated due to Bldg violation | Mark Frederickson                                          | 001-180-005-00 | N7330 State Hwy M28            | demo & rebuild of structure without permitting                                                                                   | <a href="#">Violation initiated - landowner needs ZC so he can apply for building permit after the fact</a>                                          |
| 7/24/25 | Duane Newton                       | Daniel Risch                                               | 001-212-029-00 | N7139 Carlson Rd               | Shipping container not allowed use                                                                                               | <a href="#">NO VIOLATION FOUND - complainant notified</a>                                                                                            |
| 7/24/25 | Duane Newton                       | Beauchaine (Delisle)                                       | 001-370-001-00 | Airport landing Rd             | RV and vehicles parked on rd                                                                                                     | <a href="#">NO VIOLATION FOUND - complainant notified</a>                                                                                            |
| 7/25/25 | ZA Shields                         | George Whiting                                             | 001-325-024-20 | N7160 Ridge Road               | no ZC for structure                                                                                                              | <a href="#">Violation cleared. ZC Approved for SFD</a>                                                                                               |
| 8/18/25 | Duane Newton                       | Duckwall / Au Train Beach Campground                       | 001-331-013-00 | 4947 St Hwy M28, Au Train      | shipping container                                                                                                               | <a href="#">Violation cleared. Per CUPPAD, not a violation</a>                                                                                       |
| 8/22/25 | Tom Beauchaine                     | Cory Cole                                                  | 001-363-007-00 | N7556 Arbutus, Au Train        | someone living in home other than landowner - use of residence on business parcel to be used by business owner or operator only. | <a href="#">Complaint received and logged</a>                                                                                                        |
| 8/23/25 | ZA Shields                         | Tricia & Frederick Nunn                                    | 001-325-002-45 | N8041 Harbor View Dr, Munising | Operating STR without ZC                                                                                                         | <a href="#">Violation initiated by ZA - house listed on VRBO as STR - ReMax MLS 50185873</a>                                                         |
| 9/8/25  | Tom Beauchaine                     | Cory Cole                                                  | 001-363-007-00 | N7556 Arbutus, Au Train        | someone living in home other than landowner - use of residence on business parcel to be used by business owner or operator only. | <a href="#">NO VIOLATION FOUND - complainant notified</a>                                                                                            |
| 9/11/25 | ZA Shields                         | Glyptis/Savola                                             | 001-353-008-00 | N7604 Spruce St, Au Train      | Truck trailer body used as accessory building                                                                                    | <a href="#">Violation initiated by ZA</a>                                                                                                            |