

**Au Train Township Special Board Meeting Minutes**  
**October 2, 2025 6:00PM - 8:06PM**

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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. Planning Commission Members Present: Scott LaCombe, Matt Lang, Jesse Cadwell and Board Member Representative John Carr.

Audience Members Present: Donna Shields, CUPPAD Ryan Carrig, Bob Leibinger, Bill Gramm, Phyllis LaCombe, Tyler Penrod, and Kristen and Brian VanWieren.

**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 as they relate to Short Term Rentals. The Members of the Planning were invited to attend and participate in discussion. Other Agenda items may be added if all members of the Board agree.

**Approval of the Agenda:**

Moved Balmes/seconded Johnson to **approve the agenda as amended**. Motion carried.

**Public Comment:** Public comments were received from Greg Prunick, Bob Leibinger, Bill Gramm, Phyllis LaCombe and John Carr.

**Special Meeting Purpose Items:**

1. *Zoning Ordinance Amendments - Review/Discussion*

After much review and discussion, the Township Board asked Clerk Johnson to prepare a Resolution to propose the following amendments (along with those previous discussed and reviewed) to the Zoning Ordinance as they relate to Short Term Rentals : Allow Short Terms Rentals to continue with a Conditional Use Permit in the following Districts: Town Development (TD), Lakeshore and River One (LS/R1), Lakeshore and River Two (LS/R2), Timber Resource Production (T/RP). Remove Short Term Rental Use Completely from Residential One/Two (R1/R2), and Rural Residential One/Two (RR1/RR2).

Ryan Carrig of CUPPAD will prepare a Draft Document for consideration.

Additional discussion regarding the addition of Article X111, complaint avenues, and other necessary amendments was made.

**Additional Business:**

1. *MML Insurance Proposal Review and Approval*

Clerk Johnson presented to amendments to the proposal previously emailed to Board members for review amending the replacement cost values on Township Buildings. The invoice for a one year policy renewal was also presented, with a breakdown of shared costs between the General Fund Account and Fire Fund Account. The Township will be billed separately for Worker's Comp coverage.

Moved Johnson/seconded Cota to **approve the Proposal from the Michigan Municipal League (MML) for renewal of the Townships insurance coverage from 10/22/2025 through 10/22/2026, at a total cost of \$24,663.** Johnson, yes; Cota, yes; Carr, yes; Miller, yes; Balmes, yes. Motion carried.

**Public Comments:** Public Comments were received from Greg Prunick, Bob Leibinger, and Bill Gramm.

**Board Member Comments:** Clerk Johnson provided some clarification on a previous public comment regarding the history of zoning and short term rentals. Trustee Miller also commented.

**Planning Commission Member Comments:** None

**Adjournment:** Moved Balmes/seconded Johnson to **adjourn at 8:06PM**

Submitted by Mary Walther Johnson, Clerk

  
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Mary Walther Johnson

APPROVED DATE: \_\_\_\_\_

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