



Monday, November 10, 2025

Zoning Administrator Report for November 2025

Prepared by: D Shields

- APPLICATIONS

- Zoning Compliance -
 - 0 new applications received
- CUP -
 - 2 applications for STR received. One rejected as was for Dist R1/2. Other is incomplete and pending further review when all documentation is received.

- VIOLATIONS

- Nimee - Still pending - unable to issue CI as there is no fee schedule in place
- Glyptis/Savola - deadline extended to November 30, 2025 as tenant is expected to move when lease is up.

- MEETINGS

- Attended Township Board Monthly meeting on October 13, 2025
- Attended Planning Commission meeting on October 23, 2025
- Had impromptu office meetings with a couple land owners

- TRAINING

- Attended EGLE Webinar - Waste gone Wild on October 16, 2025
- Attended MTA Planning & Zoning retreat in Frankenmuth October 29-30, 2025

- GENERAL TASKS

- Returned various phone calls and e-mails regarding zoning and land uses for parcels. Continuing work on files planned now that it's slowed down some. Planned revisions to zoning forms slated to update due to recent ZO amendments.

2025 Zoning Compliance Report

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

November 10, 2025

2025 Hearings Report

| MONTH | APPLICANT | PARCEL ID # | LOCATION | USE | STATUS | HEARING DATE | DIST |
|-------|---------------------------|--------------------------------|---------------------------------------|--------------|--|--------------|--------|
| JAN | None | | | | | | |
| FEB | Wyatt Seaberg | 001-325-024-30 | N7768 Ridge Rd, Munising | STR | DENIED | 2/12/25 | RR1/2 |
| MAR | Jennifer Stewart | 001-450-019-00 | E5467 Au Train Riverview Dr, Au Train | STR | DENIED | 3/19/25 | R1/2 |
| | Christopher Holley | 001-590-006-00 | E7698 W State Hwy M28, Christmas | STR | Approved | 3/19/25 | TD |
| | Duane Newton | 001-362-009-00 | N7566 Spruce St, Au Train | RESORT | CANCELLED | | TD |
| APR | Duane Newton | 001-362-009-00 | N7566 Spruce St, Au Train | STR | DENIED | 4/23/25 | TD |
| | Wyatt Seaberg | 001-325-020-00 | N7840 Ridge Rd, Munising | Acc Addition | Approved | 4/23/25 | TD |
| MAY | Kevin Kolbus | 001-650-024-00 | E7779 State Hwy M28, Christmas | STR | Approved | 6/11/25 | TD |
| | Kevin Kolbus | 001-179-001-15 | E7781 Carr Lake Dr, Christmas | STR | Approved | 5/14/25 | TD |
| | Dan Risch | 001-212-029-00 | E7139 Carlson Rd, Munising | Acc Bldg | Approved | 5/14/25 | LS/R2 |
| | Duane Newton | 001-362-009-00 | N7566 Spruce St, Au Train | STR | withdrawn | - | TD |
| JUN | Todd & Michelle Kulik | 001-255-033-00 | N7111 Pioneer Trail, Au Train | STR | rejected Moratorium | - | LS/R1 |
| JUL | William Duckwall | 001-331-013-00 | 4947 State Hwy M28, Au Train | Ship cont | rescinded | - | TD |
| AUG | Cory & Kristy Cota | 001-212-001-00 | N4421 16 mile Lake Rd, Munising | Pvt Kennel | approved | 9/25/25 | LS/R 2 |
| OCT | Jill Denman & John Kroupa | 001-355-011-00 | E5360 Woodland Ave, Au Train | STR | rejected - STR removed from R1/2 | - | R1/2 |
| NOV | Layton/Prunik | 001-216-012-15 | N3957 Radcliff Rd, Munising | STR | pending | | LS/R2 |

November 10, 2025

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