

Zoning Administrator Report for End of Year 2025

Prepared by: D Shields

- APPLICATIONS

- Zoning Compliance - 1 New in December
 - 34 total applications for 2025 - (32 approved - 2 denied)
- CUP - 1 new in December
 - 16 total applications for 2025 - (6 Approved - 4 denied - 5 rejected/cancelled - 1 pending)
- APPEALS - 1 new in December - pending
- VIOLATIONS -
 - 10 total investigated (2 pending, 8 cleared/no violation found)

- MEETINGS

- Attended 12 Township Board Monthly meetings, 3 Special meetings
- Attended 18 Planning Commission meetings
- Attended 2 Zoning Board of Appeals Meetings

- TRAINING

- Completed ZA certificate course in February 2025
- Various other webinars and continuing courses related to planning & Zoning including MTA's 2 day Planning & Zoning Retreat downstate, Continue to maintain Master Citizen Planner status
- Attended 4 quarterly Master Citizen Planner Cohort zoom meetings (MSUE ext)

- GENERAL TASKS

- Returned various phone calls and e-mails regarding zoning and land uses for parcels. Performed site visits as required.

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 Kona Development (Superior Times)	001-225-001-30	N3307 16 Mile Lake Rd	NC Acc Bldg	approved	6/6/2025
		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
		001-450-028-00 001-450-029-00	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	aprove	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
DEC	Alex Sylvester (Frederickson)	001-180-005-00	E7330 State Hwy M28, Munising	NC 2FD NC AB ATF	Approved	1/7/2026

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

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 Rec Structure
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
12/10/25	ZA Shields	Tricia & Frederick Nunn	001-325-002-45	N8041 Harbor View Dr, Munising	Operating STR without ZC	NO VIOLATION FOUND - Non-conformity

Zoning Abbreviation KEY

2FD - 2 family Dwelling

AB - Accessory building

ADD - addition

ATF - After the Fact

B&B - Bed & Breakfast

CG - Campground

DEMO - Demolish

H/M - Hotel/Motel

MFD - Multi-family Dwelling

MOB - Mobile Home

NC - New Construction

OTH - Other

REC - Recreational Structure

RZ - Rezone

STR - Short-term Rental

SFD - Single Family Dwelling

RES - Resort

Zoning Districts

LS/R1 - Lakeshore River one

LS/R2 - Lakeshore River two

R1/2. - Residential one two

RR1/2 - Rural Residential one two

TD - Town Development

T/RP - Timber Resource Production