

**Au Train Township Regular Board Meeting Minutes  
November 10, 2025 6:00PM - 7:18PM**

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**Roll Call:**

Board Members Present: Supervisor Tom Balmes, Clerk Mary Johnson, Treasurer Kristy Cota. Absent: Trustee Jake Miller and Trustee John Carr. There were approximately 7 persons in the audience.

Supervisor Balmes opened our meeting at 6PM leading us with the pledge.

**Approval of the Agenda:**

Moved Johnson/seconded Cota to **approve the agenda**. Motion carried.

**Approval of Minutes:**

Moved Johnson/seconded Cota to **approve the minutes of the October 13, 2025 Regular Board Meeting**. Motion carried.

**Pay Bills:**

Moved Johnson/seconded Cota to **pay bills**. Johnson, yes; Cota, yes; Balmes, yes. Motion carried. (General Fund #7606-17626; Fire Fund #9415-9426; Garbage Fund #2158-2159).

**Financial Reports:**

Clerk Johnson presented the October, 2025 Financial Reports.

**Board Member Reports:**

Treasurer - Balance as of October 31, 2025: General Fund \$287,344.65; Fire Fund \$403,180.37 + CD \$56,023.52; Garbage Fund \$256,601.06; Road Fund \$41,712.41.

Treasurer Cota also noted in her report an upcoming hall rental (11/15/25 Memorial Service for Paulette Drake). Winter Tax bills are being prepared by KCI for mailing and printing. They will be mailed on December 1<sup>st</sup>. A MML Dividend check in the amount of \$1,852.00 was received.

Clerk - Since the October Meeting several emails, and FOIA requests were responded to. Continuing Education for Election Administration continues with a completion date of December 31<sup>st</sup> required. Our Election Cycle for 2026 includes elections in August and November. Information was provided to NMU Nursing Students for a Community Assessment Project they are completing for a class. They indicated they would provide us with a copy when complete. Work continues with the Fire Department and Secretary of State to secure a title for the 1996 Tanker that was sold on auction. After an exhaustive search there is finally a plan in place to gather necessary documents to have one issued. December bills will include payment to the Fire Department members and the Planning Commission and Zoning Board of Appeals. Clerk Johnson also noted she attended the Hearing vs. Seaberg Properties, LLC via Zoom.

Trustee's - Trustee Miller and Trustee Carr were both absent.

Supervisor - Supervisor Balmes indicated that Bob Leibinger, Planning Commission Member Candidate, was unable to attend the meeting tonight as he is out of town for work, but is still interested in the position. Supervisor Balmes attended the Fire Department Meeting, as well as the Hearing for Seaberg Properties vs. the Township.

A petition was presented from residents of Maple Grove Road/16 Mile Lake area for the installation of the Maple Grove Rd sign that was damaged last winter by ACRC plowing. Supervisor Balmes received the sign and permission to install it on the existing Stop Sign, rather than placing another pole.

**Special Presentation:** None

**Public Comment:** None

**Boards/Departments:**

**Maintenance Department:** Ryan provided an update for the Board indicating that he is preparing for winter maintenance, the plow was installed and mower moved to the Christmas storage building. Discussion about installation of the sound clouds and storage room clean out at the hall was made.

**Fire Department:** Chief Perry King provided the Fire Department Report. There was one call for the month. Fire Fighter classes will be offered again starting in January. We have one candidate attending. Dell Lewis will continue snow removal at the 16 Mile Lake Fire Hall. Fire Extinguisher inspections will be completed and 2026 Michigan State Fireman's Association, as well as Alger County Fire Fighter Association Membership Dues are payable.

**Zoning Administrator/Planning Commission/Zoning Board of Appeals-** Zoning Administrator Donna Shields was present and provided her report. Additional information was provided, which includes a recent educational event which recommends the Board consider a Short Term Rentals stand alone ordinance. More information will be provided as the Planning Commission continues their review of the Zoning Ordinance with the assistance of CUPPAD.

**Assessor/Board of Review** - The Assessor report was received and is on file.

**Unfinished Business:**

1. Board Action Items - None
2. Decision and Order - Seaberg Properties, LLC vs Au Train Township. Supervisor Balmes summarized the Order and indicated that the Judge upheld the decision of the Planning Commission and ruled in favor of the Township.
3. Appointment Planning Commission - 3 of 4 applicants were in attendance. Wayne Cullens, Alexandra Free and Greg Prunick. A brief presentation from each applicant was heard with a question and answer follow up period by each Board Member. After further discussion Wayne Cullens and Alexandra Free were the two applicants given final consideration for the vacancy. Moved Balmes/seconded Cota to **appoint Alexandra Free as a member of the Planning Commission.** Balmes, yes; Cota, yes; Johnson, yes. Motion carried. *(Note: The appointment is for the balance of the term of former member Scott Smith, which will expire 12/31/2026).*

Terms for Jesse Cadwell and Matt Lang are set to expire 12/31/2026. They are required to submit a letter indicating whether they would like to continue or end their terms. This will be placed on the December Regular Board Meeting Agenda.

**New Business:**

1. Correspondence - None

2. Municipal Civil Infraction Fee Schedule Resolution (No.2025-010) - See Attachment No. 1

The foregoing resolution was offered at the Au Train Township Board Regular Meeting on November 10, 2025.

Resolution offered by Board Member: Johnson

and supported by Board Member: Cota

Upon roll call vote, the following voted

"AYE": Johnson, Cota, Balmes

"NO": \_\_\_\_\_

"ABSENT": Miller, Carr

The Supervisor declared the resolution adopted.

**Public Comment:** None

**Board Member Comments:** None

**Next Meeting:** The next Regular Board meeting is scheduled for November 10, 2025 at 6:00PM

**Adjournment:** Moved Johnson/seconded Cota to **adjourn at 7:18PM.** Motion carried.

Submitted by Mary Walther Johnson, Clerk

  
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Mary Walther Johnson

APPROVED DATE: December 8, 2025

Prepared: 11/18/2025  
mwj

AU TRAIN TOWNSHIP BOARD RESOLUTION  
 RESOLUTION No. 2025- 010  
 CIVIL PENALTIES

*Attachment No. 1*

WHEREAS, a Township Board has the ability to establish fees for the fines as outlined as a Civil Infraction in a duly approved Ordinance;

WHEREAS, the Au Train Township Board has adopted the Municipal Civil Infraction Ordinance (2025-001) to provide for commencement of municipal civil infraction actions and provide for issuance, service and contents of citation for municipal civil infractions by Ordinance Enforcement Officers on August 11, 2025;

AND WHEREAS, the list below outlines the existing Ordinances of Au Train Township that indicates that a violation is a Civil Infraction, and notes the Ordinance, Sections, Offense and Fine for each as noted within the Ordinance or as agreed to under this Resolution;

1. Zoning Ordinance
2. Noise Ordinance
3. Blight Ordinance

CIVIL PENALTIES SCHEDULE

ORDINANCE	ORDINANCE SECTION(S)	OFFENSE	FINE
Au Train Township Zoning Ordinance (as amended)	Art. XIII - 1303(b)	Violation of the Au Train Township Ordinance First Offense	\$100.00
		Second Offense	\$250.00
		Third Offense (or any subsequent) repeat offense	\$500.00
Au Train Township Noise Ordinance (as amended)	3	Violation of the Au Train Township Noise Ordinance First Offense	\$100.00
		Second Offense (within one year)	\$250.00
		Third Offense (and subsequent within one year)	\$500.00

Au Train Township Blight Ordinance (as amended)	10	Violation of the Au Train Township Blight Ordinance First Offense	\$250.00
		Second Offense (within one year)	\$500.00
		Third Offense (and subsequent within one year)	\$750.00

A copy of the schedule, as amended from time to time, shall be posted on the Au Train Township website and available by request.

The foregoing resolution was offered at the Au Train Township Board Regular Meeting on November 10, 2025.

Resolution offered by Board Member: Johnson

and supported by Board Member: Cota

Upon roll call vote, the following voted

“AYE”: Johnson, Cota, Balmes

“NO”: \_\_\_\_\_

“ABSENT”: Miller, Carr

The Supervisor declared the resolution adopted.

MW Johnson  
 Mary Walther Johnson, Au Train Township Clerk  
 November 10, 2025