

Au Train Township, Zoning Board of Appeals Organizational Meeting

Wednesday, February 11, 2026 – 6:30pm

Au Train Township Hall - N7569 Spruce St – Au Train, MI 49806

- **CALL TO ORDER** - The meeting was called to order by Vice Chairperson Matt Lang at 6:30pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Matt Lang, Wyatt Seaberg, Wayne Cullens. Excused: Emily Molnar. Others present: Donna Shields, Zoning Administrator

Note: The members of the Zoning Board of Appeals have changed since last convened as a result of the following resignations and appointments:

- Emily Molnar was appointed as member of the ZBA on May 12, 2025 filling the vacancy created by the resignation of Amy Hernandez.
 - At the December 8, 2025 Township Board meeting, it was noted that Matt Lang did not wish to renew his position on the Planning Commission which was expiring on December 31, 2025. Matt was also the PC member of the ZBA. As there was still a vacancy for an alternate member of the ZBA, upon Matt Lang’s agreement, the Township Board appointed him Alternate member of the ZBA effective January 1, 2026.
 - At the January 12, 2026 Township Board Meeting, Matt Lang was appointed as member of the ZBA filling the vacancy left Kathy Reynolds who tendered her resignation on December 17, 2025. Wayne Cullens was appointed as alternate to the ZBA.
 - At the January 19, 2026 meeting of the Planning Commission, Wyatt Seaberg was chosen as the PC member to serve on the ZBA.
- **APPROVAL OF AGENDA** – Motion by Lang, second by Seaberg to approve agenda as presented. Motion Carried
 - **APPROVAL OF MINUTES** – Motion by Lang, second by Seaberg to accept the minutes of the March 27, 2025 ZBA meeting as presented. Motion Carried
 - **BOARD STRUCTURE**
 - **Election of Officers**
 - Chair - Nomination of Seaberg as Chair made by Lang. No other nominations heard. Ayes – 3, Nays – 0 Unanimous approval – **Wyatt Seaberg declared Chair of the Zoning Board of Appeals**
 - Vice Chair - Nomination of Lang as Vice Chair made by Seaberg. No other nominations heard. Ayes – 3, Nays – 0 Unanimous approval – **Matt Lang declared Vice Chair of the Zoning Board of Appeals.**
 - Secretary - Nomination of Molnar as Secretary made by Lang. No other nominations heard. Ayes – 3, Nays – 0 Unanimous approval – **Emily Molnar declared Secretary of the Zoning Board of Appeals.**

- Reaffirm appointment of Recording Secretary – Motion by Lang, second by Seaberg to reaffirm appointment of Donna Shields as Recording Secretary of the Zoning Board of Appeals. Motion carried
- **PUBLIC COMMENT** – None
- **BOARD COMMENT** – None
- **NEW BUSINESS**
 - Review the role of the ZBA – Roles of ZBA members were reviewed
 - **Review of Rules of Procedure** – Brief discussion on rules for continuation of deliberation, and Standards to be met for Variances. No standards are noted in Zoning Ordinance for appeals of administrative decisions. It was decided to table this discussion and set a date to discuss later so more research could be had on the matter.
- **NEXT MEETING DATE**
 - **Schedule Newton appeal – March 5, 2026 at 6:00pm** was set as the date to hear the Newton appeal of administrative decision re: the expiration of his zoning compliance permit for block 19, lots 3-16 of the Plat of Au Train Village. Packets have gone out in email to the ZBA members, ZA will print and distribute to members ASAP.
 - A **work session** was set for **April 16, 2026 at 6:00pm** for further review of the Rules of Procedure.
- **PUBLIC COMMENTS** – None
- **BOARD COMMENTS** – None
- **ADJOURN** – Motion by Lang, second by Seaberg to adjourn at 8:08pm. Motion Carried

Minutes submitted by: Donna Shields, Recording Secretary, Au Train Township Zoning Board of Appeals

Approved: March 5, 2026

Signed: _____ on file _____
Donna Shields – Recording Secretary

Signed: _____ on file _____
Wayne Cullens – Acting Secretary