

**Au Train Township, Planning Commission
Special Meeting**

Thursday, March 19, 2026 – 6:00pm

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

MINUTES

- **CALL TO ORDER** - The meeting was called to order by Chair LaCombe at 6:00pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Chair Scott LaCombe, Vice Chair Jesse Cadwell, Secretary Alexandra Free, Member John Carr, Member Wyatt Seaberg
Others present: Zoning Administrator Donna Shields, Ryan Carrig of CUPPAD, Josh Kirshman, Jeff Cromell
- **APPROVAL OF AGENDA** –Motion by Cadwell, second by Seaberg to approve agenda as presented.
Motion Carried
- **APPROVAL OF MINUTES** – The Minutes of the February 12, 2026 meeting were amended to correct the date of the approval of minutes from January 19, 2026 to January 22, 2026. Motion by Cadwell, second by Seaberg to approve the minutes as amended for the February 12, 2026 Planning Commission meeting. Motion by Carr, second by Cadwell to approve minutes as presented for the February 19, 2026 Planning Commission Meeting. Motion Carried
- **ZONING ADMINISTRATOR REPORT** – ZA Shields presented on the latest zoning activity in the Township. Her report is on file at the Township Hall and on the Township website.
- **PUBLIC COMMENT** – None
- **BOARD COMMENTS** – None
- **SPECIAL PRESENTATION** –
 - a **Josh Kirshman PUD Presentation** – Mr. Kirshman presented to the Commission showcasing a development concept comprised of multi-unit structures that would be used for both storage and living space. A community for like-minded individuals in a condo style development for private use as secondary dwellings (intermittent use) by the owners. He has been looking at property in the Timber/Resource district for this project. While the Au Train Township Zoning Ordinance currently has no provisions for Planned Unit Developments, Mr. Kirshman indicated he would be willing to draft and apply for the zoning text amendment.
- **OLD BUSINESS** –
 - a **Continuation of review of Zoning Ordinance Edits** - The Commission continued their review of the zoning ordinance covering Article XII - Text and Rezoning Amendments. Discussion then moved on to uses in districts where it was decided that the members would give the uses some thought and come to the next meeting with their recommendations.

- **NEW BUSINESS –**
 - a Schedule Upcoming Hearings – CUP hearings for Yunk and Kolbus both requesting short-term rentals will be heard on April 9, 2026 at 6:00pm. ZA will send out notices and inform applicants. The Commission decided they did not want to have more than two hearings per meeting. There are still two outstanding hearings to be scheduled, one for a use change rendering a non-conformity, the other for a short-term rental. Attorney Nordeen had been asked for an opinion on one, which was still forthcoming, so it was decided to wait until the next meeting to discuss scheduling the remaining two applicants.

- **CORRESPONDENCE/ANNOUNCEMENTS –** E-mail correspondence was received from Mr. Newton and forwarded to the Commissioners prior to the meeting.

- **PUBLIC COMMENT –** Was heard from Jeff Cromell

- **BOARD COMMENT --** None

- **NEXT MEETING –** Next scheduled meeting is Tuesday, March 31, 2026 at 6:00pm

- **ADJOURN –** Motion by Carr, second by Cadwell to adjourn at 8:20pm. Motion Carried

Minutes submitted by: Donna Shields, Recording Secretary, to the Au Train Township Planning Commission

Approved: March 31, 2026

Signed: _____ on file _____
Donna Shields – Recording Secretary

Signed: _____ on file _____
Alexandra Free - Secretary