

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

Thursday, July 23, 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 Wyatt Seaberg, Member John Carr

Others present: Zoning Administrator Donna Shields, Kathy Curtis, Max Guinnup, Wendy & Mark Korhorn, Duane Newton, Greg & Julie Prunick

- **APPROVAL OF AGENDA** – Motion by Carr, second by Seaberg to approve agenda as presented. Motion Carried
- **APPROVAL OF MINUTES** – Motion by LaCombe, second by Free to approve minutes of the June 25, 2026 Planning Commission Meeting. Motion Carried
- **ZONING ADMINISTRATOR UPDATES** – ZA Shields presented on the latest zoning activity. Report was shared with the commissioners in email prior to the meeting and is on file at the Township Hall and on the website.
- **PUBLIC COMMENT** – Comments were received via email July 1, 2026 from Amy Hernandez and forwarded to the commissioners for review.
- **BOARD COMMENTS** – None
- **PUBLIC HEARINGS** –

- a **Max Guinnup is requesting a Conditional Use Permit for operating a short-term rental at N4255 16 Mile Lake Rd, Munising, MI Parcel ID# 001-212-017-40**

Chair LaCombe opened the hearing at 6:05 pm and called upon the Zoning Administrator to present the staff report.

ZA Shields presented a summary of her staff report. The report had been shared with the commissioners via email prior to the hearing.

Chair LaCombe opened the floor to the applicant to present their request.

Mr. Guinnup presented that this has been his residence. He retired in 2021 and is now moving to Arizona and would like to keep this parcel but use it as a short-term rental to help cover costs. He will use Airbnb to advertise and local neighbor Wendy Korhorn to manage the rental. The

parcel has a natural buffer of wooded acreage, so no neighboring homes within sight and far enough away to not be heard. The parcel has trash pickup on Wednesdays via tipper cart placed on 16 Mile Lake Rd.

Chair LaCombe opened the public comment period

There were no public comments received in writing prior to the hearing. There were no in person comments made either.

Chair LaCombe closed the public comment period and hearing at 6:13pm

A brief discussion was had by the commission. Since no real concerns or questions were to be had, it was decided to move on to the discretionary standards.

The Commission reviewed the General Standards from Section 802A of the Au Train Township Zoning Ordinance. See *Statement of Facts and Findings Attachment A*

Note: Member Cadwell declared himself a conflict of interest and abstained from discussion and voting as he has immediate family member as a neighbor to the requested use.

Secretary Free read aloud Zoning Ordinance Section 421 regulations for operating a short-term rental. The applicant offered that he would not be renting to anyone with pets.

Motion by Carr, second by Seaberg to approve the use for a short-term rental for Max Guinnup located at N4255 16 Mile Lake Rd, Munising, Parcel ID# 001-212-017-40. The application is found to meet all requirements of the Au Train Township Zoning Ordinance, Section 802A - Basis of Determination General Standards.

Roll Call Vote: Carr: Yes; Seaberg: Yes; Free: Yes; LaCombe: Yes; Cadwell: Abstain
Motion carried 4-0

Chair LaCombe declared a short recess at 6:22pm

Chair LaCombe declared the meeting back in session at 6:29pm

- b **Jill Layton and Julie Prunick are requesting a Conditional Use permit to operate a short-term rental at N3957 Radcliff Rd, Munising, MI Parcel ID# 001-216-012-15**

Rather than open the hearing, Chair LaCombe turned the floor over to ZA Shields.

Za Shields proceeded to explain that an email had been received from Mr. Lavrich, a neighbor to the parcel for the requested use. Mr. Lavrich was inadvertently missed when the notifications were sent out and is requesting that the hearing be rescheduled so he be can be given the required notice. A hearing date of August 13, 2026 at 6pm was set.

- **OLD BUSINESS –**

Cole/Newton STR Application – The parcel owner, Duane Newton, met with the Alger County Building Administrator, Joe Cilc, and determined that the bedroom windows in the mobile home did not meet egress requirements for code. Cilc informed him of what would be necessary to meet that code. The applicant, Cory Cole submitted a revised site plan stating that if approved for the use, the windows would be corrected to meet the building code for egress.

The Commission agreed to proceed with the discussion and render a decision on the application. The Commission reviewed the General Standards from Section 802A of the Au Train Township Zoning Ordinance. See *Statement of Facts and Findings Attachment B*
Secretary Free read aloud Zoning Ordinance Section 421 regulations for operating a short-term rental.

Motion by Seaberg, second by Free to conditionally approve the use of short-term rental for Cory Cole at N7566 Spruce St, Au Train, Parcel ID# 001-362-009-00
Conditions of approval include: A certificate of occupancy is to be provided to the Zoning Administrator before the use may commence.

Roll Call Vote: Seaberg: Yes; Free: Yes; Cadwell: Yes; Carr: No; LaCombe: Yes. Motion carried 4-1

Chair LaCombe declared a short recess at 6:58pm

Chair LaCombe declared the meeting back in session at 7:03pm

- **NEW BUSINESS –**

- a **Schedule Zoning Edits with CUPPAD** – August 6, 2026 was set to continue working on the Zoning amendments with Ryan Carrig of CUPPAD.

- **CORRESPONDENCE/ANNOUNCEMENTS** – None
- **PUBLIC COMMENT** – None
- **ZONING ADMINISTRATOR COMMENT** – None
- **BOARD COMMENT** – None

- **NEXT MEETING** – August 6, 2026 zoning amendments work session; August 13, 2026 Layton/Prunick CUP

- **ADJOURN** – Motion by Carr, second by Seaberg to adjourn at 7:08pm. Motion Carried

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

Approved: AUGUST 6, 2026

Signed: _____ ON FILE _____
Donna Shields – Recording Secretary

Signed: _____ ON FILE _____
Alexandra Free - Secretary

STATEMENT OF FINDINGS AND CONCLUSIONS

Conditional Use Hearing

Prepared by: D Shields, Recording Secretary

Parcel #: 001-212-017-40

Date of Hearing: July 23, 2026

Applicant: Max Guinnup Owner: Same

Address: N4255 16 mile Lake Rd, Munising

District: LS/R2 Request: Short-Term rental use

FINDINGS OF FACT:

Section 802 - Basis of Determination / General Standards

A. The Planning Commission shall review the particular circumstances of the conditional use request under consideration in terms of the following standards and shall approve a conditional use only upon a finding of compliance with each of the following standards as well as applicable standards established elsewhere in this Ordinance.

- 1. The conditional use shall not interfere with the public health, safety, and welfare of adjacent property or Au Train Township.**

Discussion: The commission felt there was plenty of space there with a natural buffer of wooded land.

Roll Call Vote: LaCombe: Yes; Seaberg: Yes; Carr: Yes; Free: Yes; Cadwell: Abstain

- 2. The conditional use shall be designed, constructed, operated, and maintained in a manner compatible with adjacent uses of land and the natural environment.**

Discussion: Once again the natural wooded buffer was discussed and the property will be maintained and managed by an adjacent neighbor in the owner's absence.

Roll Call Vote: LaCombe: Yes; Carr: Yes; Free: Yes; Seaberg: Yes; Cadwell: Abstain

- 3. The conditional use shall be adequately served by, and not place demand on, essential public facilities and services in excess of current or planned capacity, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to adequately provide for the facilities and services deemed essential to the conditional use under consideration.**

Discussion: The parcel is accessed from a paved county road. Weekly trash pickup is offered, tipper cart placed on the side of 16 mile Lake rd on Wednesdays.

Roll Call Vote: Carr: Yes; LaCombe: Yes; Free: Yes; Seaberg: Yes; Cadwell: Abstain

4. The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of the Au Train Township Master Plan.

Discussion: The commission felt that the use met the intent of the Zoning Ordinance and Master plan.

Roll Call Vote: Free: Yes; LaCombe: Yes; Seaberg: Yes; Carr: Yes; Cadwell: Abstain

☒ **APPROVED**

☐ **APPROVED WITH CONDITIONS**

☐ **DENIED**

MOTION: Motion by Carr, second by Seaberg to approve the use for a short-term rental for Max Guinnup located at N4255 16 Mile Lake Rd, Munising, Parcel ID# 001-212-017-40. The application is found to meet all requirements of the Au Train Township Zoning Ordinance, Section 802A - Basis of Determination General Standards.

Roll Call Vote: Carr: Yes; Seaberg: Yes; Free: Yes; LaCombe: Yes; Cadwell: Abstain

Motion carried 4-0

STATEMENT OF FINDINGS AND CONCLUSIONS

Conditional Use Hearing

Prepared by: D Shields, Recording Secretary

Parcel #: 001-362-009-00

Date of Hearing: June 25, 2026 (decision tabled
until 7/23/26)

Applicant: Cory Cole Owner: Duane Newton

Address: N7566 Spruce St, Au Train

District: TD Request: Short-term rental

FINDINGS OF FACT:

Section 802 - Basis of Determination / General Standards

A. The Planning Commission shall review the particular circumstances of the conditional use request under consideration in terms of the following standards and shall approve a conditional use only upon a finding of compliance with each of the following standards as well as applicable standards established elsewhere in this Ordinance.

- 1. The conditional use shall not interfere with the public health, safety, and welfare of adjacent property or Au Train Township.**

Discussion: The commission felt the use should not interfere with adjacent parcels which are also a mix of residential and other rentals.

Roll Call Vote: LaCombe: Yes; Seaberg: Yes; Cadwell: Yes; Carr: Yes; Free: Yes

- 2. The conditional use shall be designed, constructed, operated, and maintained in a manner compatible with adjacent uses of land and the natural environment.**

Discussion: The owner is currently working on the property and fixing it up making needed repairs and cosmetic improvements.

Roll Call Vote: Seaberg: Yes; LaCombe: Yes; Carr: Yes; Free: Yes; Cadwell: Yes

- 3. The conditional use shall be adequately served by, and not place demand on, essential public facilities and services in excess of current or planned capacity, or it shall be demonstrated that the person responsible for the proposed conditional use shall be able to adequately provide for the facilities and services deemed essential to the conditional use under consideration.**

Discussion: Located near the the Fire Department and has weekly curbside trash pickup, should not place extra demand on essential services.

Roll Call Vote: Carr: Yes; Cadwell: Yes; LaCombe: Yes; Free: Yes; Seaberg: Yes

4. The conditional use shall be consistent with the intent and purpose of this Ordinance, and the objectives of the Au Train Township Master Plan.

Discussion: Members LaCombe and Seaberg commented that it meets the intent of the Zoning Ordinance and Master Plan, though Carr disagreed and felt that having too much commercial in one area meant that it was no longer a mixed use district and not in alignment with the Master Plan.

Roll Call Vote: Free: Yes; Cadwell: Yes; LaCombe: Yes; Seaberg: Yes; Carr: No



APPROVED



APPROVED WITH CONDITIONS



DENIED

MOTION: Motion by Seaberg, second by Free to conditionally approve the use of short-term rental for Cory Cole at N7566 Spruce St, Au Train, Parcel ID# 001-362-009-00

Conditions of approval include: A certificate of occupancy is to be provided to the Zoning Administrator before the use may commence.

ROLL CALL: Seaberg: Yes; Free: Yes; Cadwell: Yes; Carr: No; LaCombe: Yes.

Motion carried 4-1