

Au Train Township, Planning Commission
Regular Meeting
Thursday, August 6, 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 Kirk, Member Wyatt Seaberg, Member John Carr. Others present: Zoning Administrator Donna Shields, Ryan Carrig of CUPPAD
- **APPROVAL OF AGENDA** – Motion by Carr, second by Seaberg to approve agenda as presented. Motion Carried
- **APPROVAL OF MINUTES** – Motion by Carr, second by Kirk to approve minutes of the July 23, 2026 Planning Commission Meeting as presented. Motion Carried
- **ZONING ADMINISTRATOR UPDATES** – ZA Shields gave a brief update on recent activity but stated the monthly ZA report will be complete and presented at next week’s meeting.
- **PUBLIC COMMENT** – None
- **BOARD COMMENTS** – None
- **OLD BUSINESS** –
 - a Continuation of Review of Zoning Ordinance Edits – Discussions centered around some final items still in question as presented in list form by Ryan Carrig of CUPPAD.

Notable discussions included regulations for minimum width and clearing height for private roads and driveways. Fire Chief Perry had suggested a width of 20 ft and clearance height of 15 feet, though there was some disagreement on that within the members. A motion by Carr to accept these dimensions as the new regulation gained a second, but failed to pass 2-3. Others thought the height was a good measurement but the width excessive. Motion by Cadwell to require private roads and driveways be a minimum of 14 feet in width with a clearance of 15 feet in height was seconded by Seaberg. Motion passed 3-2

Another area of discussion centered around the need for additional regulations for the newly defined Contractor’s Yard and Shop. Motion by Seaberg, second by LaCombe to leave the definition as is with no further regulations. Motion passed 5-0

The amendments are coming close to being completed. Ryan will work on presenting a draft of the amended ordinance at the next work session which will take place at the next regular meeting of the Planning Commission scheduled for September 10, 2026.

Township Trustee and PC member John Carr had passed on to the Township Board that the PC

would like the Board to consider contracting with CUPPAD to assist us with rezoning and amending the zoning district map. The Board had said they would consider, but needed figures from CUPPAD as to cost. Ryan Carrig presented an amendment to the existing contract consisting of two options. This will be passed on to the Township Board for consideration at their next meeting on August 10, 2026.

- **NEW BUSINESS –**

- a Data Centers – There has been some discussion of placing a moratorium on data centers stemming from public comment and handouts given by Tyler Penrod at the July Township Board meeting. The handouts given included examples of what other communities had done as well as a draft moratorium written for Au Train. Ryan Carrig of CUPPAD commented that other municipalities in the examples given were not best done and could be challenged in a court as illegal. He stated that CUPPAD’s recommendation for all municipalities in the UP is to not do a moratorium. A moratorium is considered an emergency action when we know a development is upcoming and want additional time to create regulations. Everyone is talking about large scale data centers but there is just not enough excess electrical generation capacity in the UP at present for a large development to be permitted in a short time frame.

Currently, data centers are not even defined in our ordinance and Ryan stated the first steps should be for the planning commission to define the use before creating any regulations for it. If PC were to recommend a resolution for adoption by the Board, it would allow us to establish recognition for the types of data centers and identify them as industrial uses subject to those requirements and most suitably located in an industrial zoned district. This shall be brought to the attention of the Board for further discussion.

- **CORRESPONDENCE/ANNOUNCEMENTS –** None
- **PUBLIC COMMENT –** None
- **ZONING ADMINISTRATOR COMMENT –** None
- **BOARD COMMENT –** None
- **NEXT MEETING –** August 13, 2026 at 6:00 pm for the Layton/Prunick CUP hearing.
- **ADJOURN –** Motion by Seaberg, second by LaCombe to adjourn at 8:02pm. Motion Carried

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

Approved: August 13, 2026

Signed: _____ on file _____
Donna Shields – Recording Secretary

Signed: _____ on file _____
Alexandra Free - Secretary