

Au Train Township Board Special Meeting
September 26, 2022
7:00 o'clock pm

Pursuant to authorization, the Au Train Township Board convened on the above date at 7:00 pm

The Meeting was called to order by Supervisor Michelle Doucette, with the following members present: Mary Johnson, Clerk; Kristy Cota, Treasurer; Jake Miller, Trustee; and Tom Balmes, Trustee.

*VISITORS PRESENT – Approximately 9 persons attended. A complete list is on file with Clerk Johnson.

*AGENDA - Supervisor Doucette presented the Agenda for consideration. The purpose of the Special Board Meeting was to review/discuss/approve guidelines, policies and procedures moving forward under the Amended Zoning Ordinance and Map Adjustments as to the Non-conforming Short Term (vacation) rentals.

PUBLIC COMMENT - A call for public comment was made. Public comments were received from Ed and Cindy Hines, Duane Newton via email read by Supervisor Doucette, and Frances Dettmer.

NEW BUSINESS - Procedures and policies were discussed moving forward with the management of non-conforming uses of short term rentals. After review and recommendations the following Resolution was offered.

AU TRAIN TOWNSHIP BOARD RESOLUTION
RESOLUTION No. 2022- 12
ZONING ORDINANCE ADMINISTRATION POLICIES AND PROCEDURES

WHEREAS, Public Act 110 of 2006 - Michigan Zoning Enabling Act; authorizes a Township Board to establish policies and procedures in the Administration of a Zoning Ordinance;

AND WHEREAS, the Zoning Ordinance Amendments of August 31, 2022, published September 12, 2022 are in effect;

AND WHEREAS, Policies and Procedures will need to be established moving forward on non-conforming uses, specifically Short Term Rentals (formerly known as Vacation Rentals);

NOW THEREFORE BE IT RESOLVED that as of September 26, 2022 the Au Train Township Board sets the following rules in the administration of non-conforming Short Term Rentals:

1. If the Short Term Rental was located in Zoning Districts TD, LS/R1 and T/RP (under the previous zoning ordinance) and they were renting prior to December 15, 2020, the property owner will be required to file a Zoning Compliance Permit Application, with the appropriate fee and current site map. Detailed documentation proving that it was an existing rental property must be included. This Application must be filed within 120 days from the date of this Resolution.

2. If the Short Term Rental was located in the remaining Zoning Districts (under the previous zoning ordinance) and they were renting prior to December 15, 2020, the property owner will be required to file a Conditional Use Permit Application (CUP), with the appropriate fee and current site map. The Application must be filed within 120 days from the date of this Resolution.
3. Any property owner who established a Short Term Rental, in any Zoning District, after December 15, 2020, without permit, are required to file a Conditional Use Permit Application (CUP), with the appropriate fee and current site map. This Application must be filed within 120 days from the date of this Resolution to avoid further action by the Au Train Township Board, based on Violations and Penalties, Section 107 of the current Zoning Ordinance (2022).

The foregoing resolution was offered at the Au Train Township Special Board Meeting on September 26, 2022.

Resolution offered by Board Member Trustee Miller
and supported by Board Member Treasurer Cota

Upon roll call vote, the following voted

“YES”: Miller, Cota, Johnson, Balmes, Doucette

“NO”: None

The Supervisor declared the resolution adopted.

Mary Walther Johnson, Au Train Township Clerk
September 26, 2022

PUBLIC COMMENT - A call for public comment was made. Comments were received from Donna Shields and Ed Hines.

The Board Members offered further discussion and clarification of the Resolution above.

*ADJOURNMENT

Being no further business, MOTION by Clerk Johnson, second by Treasurer Cota, to adjourn the meeting. MOTION CARRIED. MEETING ADJOURNED at 8:38 pm.

Submitted by:

Mary Walther Johnson, Au Train Township Clerk

