

# AU TRAIN TOWNSHIP PLANNING COMMISSION – REGULAR MEETING

April 20, 2023 – 6:00 PM – AU TRAIN TOWNSHIP HALL

## Call to Order / Pledge of Allegiance:

Meeting was called to order at 6:03 PM and the Pledge of Allegiance was recited by all in attendance.

## Roll Call:

**Members Present:** Jason Cain, Secretary; William Gramm, Member; Matt Lang, Chair; Jake Miller, Trustee; Bill Weisinger, Vice chair.

## **Members Absent:**

**Others Present:** Kathleen Lindquist, ZA; Michelle Doucette, Township Supervisor; Donna Shields; John Carr; Stacy Barker; Amy Allen; Scott Poby; Mark Hurliman; Jamie Nieman; Clyde Shult; Bob Leibinger; Lisa Barabas; Todd VanLandschoot; Robert Charlton; Jennifer Laufenberg; Adam Laufenberg; Jerry Brown.

## Approval of Agenda:

**Motion:** To approve as written.

**Moved:** Weisinger

**Supported:** Lang

**Motion Carried Unanimously**

## Approval of Minutes:

**Motion:** To approve.

**Moved:** Cain

**Supported:** Weisinger

**Motion Carried Unanimously**

## Public Comment:

Bob Leibinger (resides on Old Plank Road) – asked the board if people can reapply for a denied CUP the following day.

## Public Hearing:

**Conditional Use Permit – Scott and Kari Poby for a short-term rental on parcel 001-029-006-00 at E7880 Anne Road, Wetmore MI 49895.**

Chair Lang opened the hearing at 6:08 PM.

Mr. Poby handed the board copies of a packet of basic information regarding the proposed rental and how it meets the standards addressed in section 802 of the zoning ordinance.

Mr. Poby stated there would be no rentals to snowmobile groups, and the property would only be rented during the months of May through October each year. The rental, if approved, would be managed by Freshwater Vacation Rentals. Local contact people will be posted in the correspondence.

All renters are vetted by Freshwater Vacation Rentals.

Chair Lang opened public comment at 6:13 PM.

Bob Leibinger brought up issues with additional traffic on a private road; snow melt in spring which passes over the road; and fire tankers not being able to reach the proposed rental due to a culvert being in ill repair.

Clyde Shult brought up similar issues with road traffic on a private road, road maintenance, and trespassers that he has caught on his property.

Jerry Brown also stated he has issues with trespassers, ATV's tear up the road, and it is the AirBnB people who cause the issues.

Bob Charleton stated he is a private security firm owner. It is paramount to his safety that he knows who is in the area. He does not like the fact that he doesn't know who is coming in to rent weekly. He also stated bon fires might start the woods on fire due to the tourists being city people.

Donna Shields stated the culvert is half owned by the US Forest Service and half owned by a property owner. Anne Road has separate road fund from Old Plank Road. Slowfoot Lake is 55 acres, she owns a lot on the east side of Slowfoot, and she says noise does indeed travel. She also stated Mr. Poby pays into the road fund for Anne Road maintenance.

Bob Leibinger spoke again, and said the he lives there and doesn't want renters. He asked the board "at what expense do we rent to owners?"

Amy Allen (manager and cleaner for the Poby property) – talked positively about the rental for Poby's.

Scott Poby responded to the concerns and spoke to the board. He stated that he does indeed add to the road maintenance fund, and that he would be willing to provide labor to maintain the roads. He also stated that his packet shows a limit of 6 renters per rental and he would be okay with that as a condition of an approved rental CUP.

Lisa Barabas works for Freshwater Vacation Rentals and responds to issues at night from time to time for the management company. She has stated that she has had no real problems with rentals, and there is a very small percentage of tourists compared to the full number in the area at any given season.

Chair Lang closed public comment at 6:43 PM.

Chair Lang asked Mr. Poby who would manage the rental if it were ever decided Freshwater Vacation Rentals would no longer be contracted to do so, and how would that affect the rental and the surrounding property. Mr. Poby responded stating that since he lives out of town and cannot manage it himself, there would always be a rental property management company conducting the daily operations, so that concern would never be an issue.

Mr. Poby discussed and answered multiple questions from board members relating to specifications of the property and structure of the rental cabin.

The PC secretary was provided a copy and asked to read a petition from landowners signed prior to the original Poby CUP hearing conducted November 21, 2022 that ended in a denial to approve CUP since the Poby's nor a representative showed up for the hearing. The petition was read aloud.

Chair Lang closed hearing at 6:55 PM.

**Motion:** To approved the conditional use permit with the following conditions: Six renters and 3 vehicles maximum per rental; No ATV's and no snowmobiles; May through October rentals only.

**Moved:** Cain

**Supported:** Gramm

**Ayes:** Cain, Gramm, Weisinger, Miller

**Nays:** Lang

**Motion Carried**

**Conditional Use Permit – Jennifer Laufenberg for expansion of campground on parcel 001-183-006-00 at N7685 Old Golf Course Road, Munising MI 49862.**

Chair Lang opened the hearing at 7:04 PM.

Adam and Jennifer Laufenberg operate a tent only campground named Fort Superior Campground and would like to expand it from the current 25 licensed sites to 50 licensed sites. The Health Department has authorized an additional two privies and additional hand pump well, which would be required to handle the additional 25 sites. If CUP is approved, the couple have plans to expand immediately to 39 total campsites, with the additional 11 campsites coming in the future.

Chair Lang opened public comment at 7:09 PM.

John Carr stated that he gave his full support, the campground is well run, it is private, and has no neighbors.

Chair Lang closed public comment at 7:09 PM.

Chair Lang closed the hearing at 7:10 PM.

**Motion:** To approve additional 25 sites with original conditions in place.

**Moved:** Miller

**Supported:** Gramm

**Ayes:** Miller, Gramm, Lang, Weisinger, Cain

**Nays:** None

**Motion Carried Unanimously**

**Conditional Use Permit – Stacy Barker for a short-term rental on parcel 001-214-067-00 at N3933 Peninsula Point Road, Munising MI 49862.**

Chair Lang opened the public hearing at 7:15 PM.

Mrs. Barker stated that her cabin is a family home, and her family will enjoy it whenever they can. She does want to rent it during the periods that her family is not in the area in order to cover property taxes and maintenance on the property. She stated she would only rent to groups of 4-8 people and only to families that are 30 years old and older, as the surrounding area is enjoyed by family groups. She will rent to non-family members only during the months of May through October and only family members during the months of November through April. The property manager and local contact person lives close to her property (on the same road), and there is plenty of parking.

Chair Lang asked the audience if there was any public comment, and there was none.

Mr. Gramm went through section 802 with Mrs. Barker.

Chair Lang closed the hearing at 7:28 PM.

**Motion:** To approve with no additional conditions.

**Moved:** Gramm

**Supported:** Weisinger

**Ayes:** Gramm, Weisinger, Lang, Cain

**Nays:** None

**Abstained:** Miller

**Motion Carried**

**Correspondence / Announcements:**

None

**New Business:**

Planning Commission Training – Chair Lang and Trustee Miller discussed the possibility of Planning Commission training for May 18, 2023. Chair Lang stated he would inquire about the details with the township secretary and send out information to the board members.

Master Plan Update – Chair Lang advised the board members to read and become familiar with the current Master Plan prior to the next scheduled regular meeting of August 17, 2023. Proposed changes to the plan and pen/ink recommendations would be welcome.

**Next Meeting:** Next meeting is a Planning Commission regular meeting set for August 17, 2023.

**Public Comment:**

Donna Shields spoke in favor of how the board handled the Poby CUP. She stated only one resident lives full time in the specific area of the Poby rental property, and that no other land owners do. Most are camps. Mrs. Shields also stated the petition that was read aloud and signed by land owners states an unknown organization named Five Lake Heights. Five Lake Heights is not a registered association of land owners, nor is it a platted neighborhood.

Michelle Doucette stated that as the Township Supervisor, she has only received one noise complaint from the Slowfoot Lake area, and there have been no other issues.

Chair Lang read an email from Mr. Duane Newton.

**Adjournment:**

**Motion:** To adjourn.

**Moved:** Cain

**Supported:** Gramm

**Motion Carried Unanimously**

Chair Lang adjourned the meeting at 7:51 PM

Submitted by Jason Cain, Secretary, Au Train Township Planning Commission