

Au Train Township Planning Commission - Special Meeting

August 4, 2022 - 6:00 pm, Au Train Township Hall

Call to Order / Pledge of Allegiance:

Chairman Carr called the meeting to order at 6:04 pm. The Pledge of Allegiance was recited.

Roll Call:

Members Present: Duke Fillmore, Vice Chair; Matt Lang, Secretary; John Carr, Chair; Bill Weisinger, Member; Jake Miller, Trustee

Others Present: Donna Shields, Kevin LaFave.

Approval of Agenda:

Motion: To approve the agenda as presented.

Moved: Fillmore

Supported: Weisinger

Motion Carried Unanimously

Approval of Minutes:

Motion: To approve the minutes of the PC's June 8, 2022, special meeting as presented.

Moved: Fillmore

Supported: Carr

Motion Carried Unanimously

Public Comment:

Comments were received from Donna Shields and Kevin LaFave.

Unfinished Business:

Discussion on amendments to the Twp. Zoning Ordinance / Zoning Map

Several items were discussed including recommendations from the township board. The PC took action on the following:

- The additional requirement that a required screening be of sufficient height to obscure an offending use or structure was removed. Now the requirement is only that the required screening be a minimum six feet in height.
- The requirement that a conditional use permit must be in compliance with each applicable standard was reinstated.
- J. Carr is to talk with township clerk Rogers to determine whether or not section numbers have been included on the zoning map as requested by the ZA.
- The discussion on agriculture/farming was tabled until the next PC meeting. M. Lang is to contact the township legal council to determine the best way to incorporate the requirements of the Right to Farm Act and Generally Accepted Agricultural Management Practices (GAAMPS) into the zoning ordinance.

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- The definitions of Child Day Care Facility, Family and Child Day Care Facility, Group were modified to reflect recent changes in Michigan law governing the number of children which can be cared for by a childcare facility.
- Regulations regarding pets and courtesy to neighbors were added for short-term rentals.
- Language stating that any use not specifically permitted in a district is prohibited in that district was included.
- The requirement that the Zoning Administrator is to use certified mail to respond to a Zoning Compliance Permit Application was removed. Instead, the Zoning Administrator is to respond by either mail or email, whichever is the method preferred by the applicant.
- A statement was added to indicate that a recreational structure cannot be used as a short-term rental without an approved CUP.
- The discussion on the continued use of a nonconforming structure or use was tabled until the next PC meeting.
- The definition of Short-term Rental was modified to indicate that a short-term rental is not occupied by the owner or manager of the dwelling during rental periods.

Communications / Announcements:

None.

Next Meeting(s):

The next regular meeting scheduled for August 11, 2022, was canceled. A special meeting to continue working on amendments to the zoning ordinance and map was scheduled for August 18, 2022, @ 6:00 pm at the Au Train Township Hall.

Public Comment:

Comments were received from Donna Shields.

Adjournment:

Motion: To adjourn.

Moved: Fillmore

Supported: Carr

Motion Carried Unanimously

Chairman Carr adjourned the meeting at 7:50 pm.

Acronyms used in this document: PC - Planning Commission, ZA - Zoning Administrator, CUP - Conditional Use Permit