

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

Monday, August 19, 2024 – 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 Cain at 6:00pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Chair Jason Cain, Vice Chair Bill Weisinger, Secretary Donna Shields, Member Billy Gramm. Township Board Liaison Jake Miller was absent.

Others present: Zoning Administrator Kathleen Lindquist, Ryan Carrig and Jessica Walter of CUPPAD, Wyatt Seaberg, Dan & Phyllis LaCombe, Brian & Kristen VanWieren, Scott & Peggy Smith

- **APPROVAL OF AGENDA** – Motion by Cain, second by Shields to approve agenda as presented. Motion Carried
- **APPROVAL OF MINUTES** – Motion by Cain, second by Weisinger to approve minutes of the July 15, 2024 Planning Commission Special Meeting. Motion Carried
- **PUBLIC COMMENT** – None
- **BOARD COMMENTS** – None
- **ZONING ADMINISTRATOR REPORT** – Zoning Administrator Lindquist presented her zoning report for July, 2024. At present the only thing pending is a rehearing of Wyatt Seaberg’s CUP for a resort. This CUP was originally held and decided on December 14, 2023, but that decision was vacated by order of Hon. Brian D Rahilly, 11<sup>th</sup> Circuit Court Judge on July 24, 2024 as a result of a suit brought against Au Train Township.
- **OLD BUSINESS**
  - a **MASTER PLAN EDITS** – Ryan Carrig from CUPPAD accompanied by his colleague Jessica Walter, presented to the Commission suggested goals for inclusion in the Master Plan updates. These goals were derived from multiple sources including the existing Master Plan as well as some comments received in the community survey and some issues the Township is currently facing. The next area of the Mater Plan to review will be Zoning planning for the future which will be presented at the next regular meeting of the Commission on September 12<sup>th</sup>.
  - b **ZONING ORDINANCE EDITS** –
    - i **Zoning Violations and enforcement** – At the last meeting of the Au Train Township Board on August 12, 2024, an email received from PC/ZBA Secretary Shields was discussed calling for guidance and timelines to be established for our Zoning Administrator issuance of citations. The Township Board agreed that Clerk Johnson, Zoning Administrator Lindquist, and PC/ZBA Secretary Shields should meet to establish a draft proposal for the Board. Meeting date to be determined.

- ii **Site Plans** – Tabled
  - iii **Bar/Tavern** – Established definition and determined districts.
  - iv **Review definitions for Setbacks and Yard** – Definitions reviewed and amended for consistency.
  - v **Contractor’s Yard and Contractor’s shop review of districts** – The separation of yard and shop definitions was agreed upon at an earlier meeting however districts had not discussed. After review, it was decided there would be no changes to the districts where allowed.
- **NEW BUSINESS** –
    - a **Schedule Wyatt Seaberg CUP for resort** – rehearing is scheduled for Wednesday, September 18, 2024 at 6pm.
  - **PUBLIC COMMENT** – Public comment by Kristen VanWieren asking how many PC Board members are required to make decision. The question was answered: three of five members are needed to make a quorum.
  - **BOARD COMMENT** – Chair Cain informed the commission that the Township Board had agreed to obtain a quote from CUPPAD for helping us redo our zoning ordinance.
  - **NEXT MEETING** – Regular meeting scheduled for September 12, 2024 6pm.
  - **ADJOURN** – Motion by Shields second by Gramm to adjourn at 6:59pm. Motion Carried

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

Approved: September 12, 2024

Signed:   
Donna Shields