

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

Thursday, September 12, 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, Secretary Donna Shields, Member Billy Gramm, Township Board Liaison Jake Miller. Vice Chair Bill Weisinger was not present.  
  
Others present: Ryan Carrig and Jessica Walter of CUPPAD, John Carr, Matt Lang, and 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 Gramm to approve minutes of the August 19, 2024 Planning Commission Special Meeting. Motion Carried
  
- **PUBLIC COMMENT** – Public comment was heard from Peggy Smith on the newly proposed zoning enforcement policy and from Matt Lang on the Seaberg Resort CUP hearing.
  
- **BOARD COMMENTS** – Board comments were received from Shields regarding the issuance of Zoning Compliance Permits for conditional uses. Shields clarified that when it comes to conditional uses, the zoning compliance permit is issued only after it has been determined by the Zoning Administrator that the applicant has complied with any/all conditions imposed by the Planning Commission when they gave their conditional approval. If the Zoning Administrator does not find the conditions are being met, then the applicant is not in compliance and no zoning compliance permit will be issued until compliance is met.
  
- **ZONING ADMINISTRATOR REPORT** – Zoning Administrator Lindquist was not present at tonight’s meeting, though she had distributed her report for the month of August via e-mail to all members beforehand. Upcoming hearings include a rehearing of Seaberg’s Conditional Use for a Resort on September 18, 2024 at 6pm by the Planning Commission. Also scheduled are the Smith’s Appeals on the Tuffnel property on Perry Road, and Van Wieren’s appeal for Seaberg’s Hotel/Motel off Ridge Road, which are scheduled to be heard by the ZBA on September 19, 2024 beginning at 6:30pm. There is one new CUP request for a short-term rental for Tracy that needs to be scheduled.
  
- **SPECIAL PRESENTATION** – Ryan Carrig of CUPPAD presented to the Commission on the relationship between the Master Plan and the Zoning Ordinance. Also covered was the Future Land Use Map and how it relates to the zoning plan for reviews of zoning adjustments, ordinance changes, and identifying future land uses. Carrig plans to have a draft future land map showing potential changes to present at our next joint meeting. It is expected that we will need to have a total of four extended workshop meetings to complete the updates to the Master Plan.

It was also noted that at the September 9, 2024 meeting of the Au Train Township Board, a contract was

signed with CUPPAD to work with us on reviewing and updating the Au Train Township Zoning Ordinance.

- **OLD BUSINESS –**

- a **Zoning Ordinance Reviews**

- i The definition for Accessory Building was reviewed and amended. Further amendments noted for Article III Items 306 D-1, 307 C-1 & 2, 308 C-1, 309 C-1, 310 C-1, 311 C-1
    - ii The definition of Tiny Home was reviewed and it was decided there was no need for the definition. Section 202 amend to remove 183 Tiny Home.
    - iii The definition of Yurt was reviewed and it was decided there was no need for the definition. Section 202 amend to remove 201 Yurt.
    - iv A discussion was had on creating regulations for the newly defined “Seasonally Sited Recreational Vehicle” (6/6/24). It was decided to remove this new definition and allow the definition and regulations of campground and local Health Department rules to regulate this use of an RV.
    - v Article X – Site plans. It was decided to wait on CUPPADs suggestions for edits to this article.

- **NEW BUSINESS –**

- a The new proposed policy and procedure for zoning enforcement was reviewed. Some suggested edits will be submitted to the Township Board.
  - b Shipping Containers – tabled
  - c The hearing date for the Tracy CUP was tabled until it can be determined if this parcel is accessed by private road. Also, Chair Cain will consult with Township Attorney Nordeen regarding how the circuit court’s decision on Van Wieren et al vs Au Train Township may affect any future CUPs for parcels accessed by private roads.

- **CORRESPONDENCE/ANNOUNCEMENTS – None**

- **PUBLIC COMMENT –** Public comment was heard from Peggy Smith regarding the appeals on the Tuffnel parcel on Perry Road.

- **BOARD COMMENT -- None**

- **NEXT MEETING --** The next scheduled meeting of the Planning Commission will be held on September 18, 2024 for the Seaberg Resort CUP to be reheard. Also, a special workshop on the master plan with CUPPAD was scheduled for October 3, 2024 at 6:00pm.

- **ADJOURN –** Motion by Cain second by Gramm to adjourn at 8:47pm. Motion Carried

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

Approved: September 18, 2024

Signed:   
Donna Shields