

**Au Train Township, Zoning Board of Appeals  
Special Meeting**

Monday, June 24, 2024 – 6:00pm

Au Train Township Hall - N7569 Spruce St – Au Train, MI 49806

- **CALL TO ORDER** - The meeting was called to order by Vice Chair Carr at 6:00pm, followed by the Pledge of Allegiance.
- **ROLL CALL** – Members present: Vice Chair John Carr, Secretary and PC Liaison Donna Shields.  
Absent: Chairperson Kathy Reynolds  
Others present: Au Train Zoning Administrator Kathleen Lindquist, Au Train Township Supervisor Michelle Doucette, Rick & Terry Gatiss, Wyatt Seaberg
- **APPROVAL OF AGENDA** – A correction to the agenda was noted by Secretary Shields. Motion by Shields, second by Carr to approve agenda with correction. Motion Carried
- **APPROVAL OF MINUTES** – Motion by Carr, second by Shields to accept minutes as presented. Motion Carried
- **PUBLIC COMMENT** – None
- **PUBLIC HEARING** -
  - a. **Richard Gatiss – Variance – E8036 State Hwy M28, Christmas Parcel ID# 001-535-014-00 aka Yule Log Resort**

**Vice Chair Carr opened the public hearing at 6:33pm**

Rick Gatiss presented for himself. The resort was originally established in the late 1950s. Of the 8 cabins on the property, 6 have been sold and will be removed. Cabins 1 & 2 on the lakeshore will remain. They plan to have the existing garage moved to the west side of the parcel approximately where cabins 4 & 5 were located. The current setback on the west side of the parcel is two (2) feet and they would like a new setback granted for four (4) feet for the placement of the garage. Cabin 1 on the lakeshore will remain in place with a 2-foot setback. The existing resort office situated on the east side of the parcel has a six (6) foot setback. This building will be demolished and there are plans to build a new home in its place. They would like to retain that same 6 ft setback for the new home.

**Vice Chair Carr opened the floor for public comments at 6:40pm**

No comments were received from the audience, but the Board did receive one comment in e-mail from Richard & Marsha Stanton, owners of the neighboring parcel to the east, who were in favor of having the variance granted.

**Vice Chair Carr closed the floor for public comments at 6:40pm**

The Board discussed the conditions which must be met in order to grant the variance as outlined in the Zoning Ordinance Section 1105 and found all points were met. This Resort has been in operation since the late 1950s, long before zoning required setbacks. The proposed changes would either keep existing setbacks or increase the setback.

**Motion by Shields, Second by Carr to approve the application of Richard Gatiss for variance at E8036 State Hwy M28, Christmas without conditions.**

Shields: Yes, Carr: Yes Motion carried 2-0

**Vice Chair Carr closed the public hearing at 6:47pm**

- **NEW BUSINESS** – None
- **PUBLIC COMMENT** – Public comment was heard from Michelle Doucette.
- **NEXT MEETING DATE** – No future meeting date for 2024 was set. Other than the annual Organizational meeting, the ZBA meets on an as needed basis.
- **ADJOURN** – Motion by Carr, second by Shields to adjourn at 6:52pm. Motion Carried.

Minutes submitted by: Donna Shields, Secretary, Au Train Township Zoning Board of Appeal

Approved: September 19, 2024

Signed:   
Donna Shields