

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

Thursday, October 3, 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

Others present: Township Clerk and Acting Zoning Administrator Mary Johnson, Ryan Carrig of CUPPAD, Wyatt & Kirsten Seaberg, Bob & Tina DesArmo, Scott & Peggy Smith

- **APPROVAL OF AGENDA** – Motion by Shields, second by Cain to approve agenda with changes, moving 10-a up to 6 under Zoning Administrator report. Motion Carried
- **APPROVAL OF MINUTES** – Motion by Cain, second by Gramm to approve minutes of the September 18, 2024 Planning Commission Special Meeting. Motion Carried
- **ZONING ADMINISTRATOR REPORT** – Township Clerk Johnson reported that at the special meeting of the Au Train Township Board held on September 26, 2024, she was appointed Acting Zoning Administrator while the Township seeks applicants and hires another to fill this position. Applications are being accepted until October 18, 2024 and the hope is to have someone in place for November 1, 2024. Johnson’s verbal report included follow ups on zoning complaints, and a zoning compliance application for a recreational structure and a pole barn for block 19 on Liberty Street in Au Train. Johnson also reported that David Charlton is considering filing a zoning compliance for a motel in Christmas on Evergreen & M28.

Discussion moved to the Seaberg resort on Ridge Road. Mr. Seaberg is in the process of purchasing the Cross parcel. This parcel carries the burden of the easement for the private road. AZA Johnson discussed with the commission if this would sufficiently alleviate the issue of the public road access so that the CUP hearing may proceed. Motion by Shields, second by Cain that: Contingent upon the purchase of the Cross property to alleviate the issue of private road access, the CUP for Seaberg Resort can be heard.

Roll call: Shields: yes, Cain: yes, Weisinger: yes, Gramm: yes, Miller: abstained  
Motion passes 4-0

The Seaberg Resort CUP was scheduled for hearing at a special meeting of the Planning Commission on December 5, 2024 at 6pm.

The pending short-term rental CUP application for Tracy on Sleeping Bear Drive, Aleck Lake was discussed next. The scheduling of this hearing was on hold until we could confer with Township Attorney Nordeen on private road use to access public roads. It is the opinion of Township Attorney Nordeen that each case be handled on an individual basis. The Planning Commission should review the wording of the

easement and determine whether the proposed activity would over-burden the easement. Acting Zoning Administrator Johnson has requested the applicant provide us with written easement and any other documents that may help us make that determination. The CUP hearing was scheduled for December 5, 2024.

- **PUBLIC COMMENT** – None
- **BOARD COMMENTS** – None
- **OLD BUSINESS** –
  - a Master Plan Review and Updates
    - Special workshop with Ryan Carrig of CUPPAD – Future Land Use

Ryan Carrig of CUPPAD presented to the Commission a draft of the **Future Land Use + Zoning** section revision to the Master Plan. We are nearing the end of the revisions for the Master Plan. At our next meeting, we should have a completed draft of the new plan.
- **NEW BUSINESS** - None
- **CORRESPONDENCE/ANNOUNCEMENTS** – correspondence was received from Duane Newton and forwarded to the members via e-mail for review prior to the meeting.
- **PUBLIC COMMENT** – None
- **BOARD COMMENT** -- None
- **NEXT MEETING** -- The next scheduled meetings of the Planning Commission are December 5<sup>th</sup>, 2024 at 6pm for CUP hearings and December 18<sup>th</sup>, 2024 at 6pm for a special meeting with CUPPAD on the Mater plan.
- **ADJOURN** – Motion by Cain second by Shields to adjourn at 7:18pm. Motion Carried

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

Approved: December 18, 2024

Signed:   
Donna Shields