

Au Train Township Board Special Meeting  
July 18, 2022  
7:00 o'clock p.m.

Pursuant to authorization, the Au Train Township Board convened on the above date at 6:00 pm

The Meeting was called to order by Supervisor Michelle Doucette, with the following members present: Mary Johnson, Clerk; Kristy Cota, Treasurer; Jake Miller, Trustee; and Tom Balmes, Trustee.

\*VISITORS PRESENT – Approximately 8 persons attended. A complete list is on file with Clerk Johnson.

\*AGENDA - Supervisor Doucette presented the Agenda for consideration. The purpose of the Special Board Meeting was to meet and consider the recommendations of the Planning Commission on the Zoning Ordinance Amendments and Map Adjustments.

PUBLIC COMMENT - A call for public comment was made at 7:04 pm. Public comments were received from Mark Fredrickson, Peggy Smith, and Mary Tiernan. Closed at 7:15 pm.

Clerk Johnson provided information from Attorney Murphy regarding specific questions presented.

Each Board Member then presented their concerns about the proposed Amendments.

Trustee Balmes noted concerns about the Agricultural Activity Chart and suggested that the Township follow the Right to Farm Act and GAAMPS. He also would like to see Short Term rentals allowed in Town Development with a Zoning Application Permit rather than a Conditional Use and eliminate Resort as a permitted use in Rural Residential.

Trustee Miller noted concerns about the campground definition and would like to see it expanded and clarified. He also noted the Amended Zoning Ordinance has a minimum acreage requirement for the development of a campground. Also, he noted that a Zoning Compliance Permit would be required for ALL use changes.

Supervisor Doucette suggested that a statement be added indicating that anything NOT addressed in the Zoning is NOT an allowable use. Also review an additional horse/animal limitations in other areas of the Ordinance and again refer to the Right to Farm Act.

Treasurer Cota has no additional recommendations.

Clerk Johnson pointed about specific typos and structure of the document involving wrap around text errors and bold highlights of sections. In addition Section 104 - Fees needs a clarification and reference of a Fee Schedule established by the Township Board by Resolution and that fees are established to defray the cost of administration.

The definitions of Recreation Structure (#149) and Short Term Rental (#169) are in conflict with each other and requested review and revision of both as necessary. Section 702 B - change working days to business days so there is clarification and delete Certified Mail requirement for return of Zoning Compliance Permit Applications - allow response by either mail or email.

Review Section 902 - Continued use of a Non Conforming Structure or Use. Also review and discuss VRBO - Owner Occupied Short Term Rental.

MOTION by Treasurer Cota, second by Supervisor Doucette to send the Proposed Zoning Ordinance Amendments and Map Adjustments back to the Planning Commission with a request that they schedule a Special Board Meeting to review the recommendations below and deliver back to the Township Board for consideration at the August 8, 2022 Regular Board Meeting. COTA, YES; DOUCETTE, YES; JOHNSON, YES; BALMES, YES; MILLER, YES. MOTION CARRIED.

*Within the introduction of the Zoning Ordinance on the first page, indicate that anything NOT addressed in this Zoning Ordinance is NOT AN ALLOWABLE USE. (So one is not to assume that if it isn't listed specifically you can do it).*

*Page 10 -Section 802D - Eliminate Agricultural Activity Chart indicating only that Au Train Township follows the Right to Farm Act/GAAMPS. There is also reference to specific number limitations on Page 49 that should again refer to the Right to Farm Act/GAAMPS. AND Page 49 - F #5 - Review/Revise - Right to Farm Act/GAAMPS (this horse limitation is also addressed within individual Districts Pages 25, 26, 29.)*

*Allow Short Term Rentals as a permitted use, Zoning Compliance Application only, in District Town Development.*

*Remove Resort as a Use in Rural Residential*

*Expand and/or review the definition of Campground*

*Page 4 - Section 104 - Fees. Doesn't include the fee for Administrative Review, which it should so there is no question that a fee is involved - Also on Page 57 - Section 1104 - add under A.: By a request received in writing, that includes the fee determined by the Zoning Ordinance Fee schedule. - add to Section 104 "Fees are established to defray the cost of zoning administration."*

*Check Bold highlights and wrap around text errors throughout the document. Also do not allow one or two sentences of a new Section to begin at the end of one page (Example Page 29)*

*Definitions for Recreational Structure (#149) and Short Term Rental (#169) are in conflict of each other (whereas Short Term Rental definition includes Recreation Structure - but a recreational structure "your camp" is not a short term rental) Please review and revise.*

*Page 47 - Section 702 B - change "working days" to "business days"*

*Delete Certified Mail Requirement for return of Zoning Compliance Permit Applications - indicating that the Zoning Administrator will submit approval/denial either by mail or email, indicated specifically by the Applicant which method they prefer.*

*Review Section 902 - Continued use of a Non Conforming Structure or Use*

*Review and discuss VRBO - Owner Occupied Short Term Rental. Specific example when an owner lives in their home for 6 months and allows it as a rental for the other 6 months. Short Term rental definition indicates that it is not owner occupied.*

PUBLIC COMMENT - A call for public comment was made. Comments were received by John Carr, Donna Shields, and Mark Fredrickson via text.

**\*ADJOURNMENT**

Being no further business, MOTION by Clerk Johnson and seconded by Treasurer Cota, to adjourn the meeting. MOTION CARRIED. MEETING ADJOURNED at 9:03 pm.

Submitted by:

Mary Walther Johnson, Au Train Township Clerk