

Au Train Township Planning Commission - Special Meeting

December 1, 2022 - 6:00 pm, Au Train Township Hall

Call to Order / Pledge of Allegiance:

Chairman Carr called the meeting to order at 6:01 pm. The Pledge of Allegiance was recited.

Roll Call:

Members Present: Bill Weisinger, Member; Matt Lang, Secretary; John Carr, Chair; Duke Fillmore, Vice Chair; Jake Miller, Trustee

Others Present: No less than eight visitors were present at some time during the meeting.

Approval of Agenda:

Motion: To approve the agenda as presented.

Moved: Fillmore

Supported: Weisinger

Motion Carried Unanimously

Approval of Minutes:

Motion: To approve the November 21, 2022, PC meeting minutes as presented.

Moved: Fillmore

Supported: Carr

Motion Carried Unanimously

Public Comment Not Related to CUP Hearings:

None.

Public Hearings

Conditional Use Permit - Joseph Lasak for a short-term rental located at N7776 Pine Tree, Christmas

Chairman Carr opened the public hearing at 6:02. Joseph Lasak stated that the property currently is in use as a long-term rental but he would like the option of using it as a short-term rental. Mr. Lasak addressed various questions from the PC. Mr. Lasak also addressed how the CUP request relates to the CUP standards found in the township's zoning ordinance which are applicable to short-term rentals. No comments were received from the public in regards to the CUP request. The public hearing was closed at 6:13.

The PC discussed the CUP application.

Motion: To approve the CUP.

Moved: Lang

Supported: Carr

Ayes: Weisinger, Lang, Carr, Fillmore

Nays: None

Abstentions: Miller

Motion Carried

Au Train Township Planning Commission - Special Meeting

December 1, 2022 - 6:00 pm, Au Train Township Hall

Conditional Use Permit - Ryan Cole for a short-term rental located at E5440 Liberty Street, Au Train

Chairman Carr opened the public hearing at 6:14. Ryan Cole spoke of his current use of the property as a short-term rental. It was clarified that although the CUP application indicated that the property is located in the R1/R2 district, the property is actually in the TD district. Mr. Cole addressed several questions from the PC. Mr. Cole also addressed how the CUP request relates to the CUP standards found in the township's zoning ordinance which are applicable to short-term rentals. Comments opposing the use of the property as a short-term rental were received from Cheryl Cotey who lives at E5429 Woodland Avenue which abuts the subject property. The public hearing was closed at 7:02.

The PC discussed the CUP application.

Motion: To deny the CUP.

Moved: Fillmore

Supported: None

Motion Failed

Motion: To approve the CUP with the following conditions:

- 1) A screening fence is to be constructed by June 1, 2023, between the subject property and the abutting properties with parcel numbers 001-362-003-00 and 001-362-012-00.
- 2) The number of guests staying in the rental on any given night is limited to eight.

Moved: Miller

Supported: Carr

Ayes: Miller, Carr, Lang, Weisinger

Nays: Fillmore

Motion Carried

Unfinished Business

Update Planning Commission Bylaws

Secretary Lang presented a draft of the updated PC Bylaws. The only major modification to the bylaws deals with the timing of the election of PC officers.

Motion: To send the draft PC Bylaws to the Twp Board for approval.

Moved: Fillmore

Supported: Carr

Motion Carried Unanimously

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New Business

Election of 2023 Planning Commission Officers

The PC discussed the election of 2023 PC officers. The general consensus was that the election of officers should be postponed until the first meeting of 2023 to enable new PC members to vote and/or run for office. This would also fall in line with the approval of the new PC Bylaws.

Motion: To postpone the election of 2023 PC officers and to postpone the setting of the 2023 PC regular meeting dates until the first PC meeting of 2023.

Moved: Carr

Supported: Lang

Motion Carried Unanimously

Communications / Announcements:

None.

Next Meeting(s):

The next PC meeting is a regular meeting scheduled for January 12, 2023 @ 6:00 pm at the Au Train Township Hall.

Public Comment:

This PC meeting was the last meeting that Mr. Fillmore is to serve as a member of the PC. Mr. Fillmore was recognized for his many years of service to the township in various capacities. Thank you Duke.

Adjournment:

Motion: To adjourn.

Moved: Fillmore

Supported: Weisinger

Motion Carried Unanimously

Chairman Carr adjourned the meeting at 7:10 pm.

Acronyms possibly used in this document: PC - Planning Commission, ZA - Zoning Administrator, CUP - Conditional Use Permit