

Au Train Township Planning Commission - Work Session

June 21, 2021 - 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.

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

Others Present: Four visitors were present at some time during the meeting including ZA McCarthy.

Approval of Agenda:

Motion: To approve the agenda as presented.

Moved: Fillmore

Supported: Weisinger

Motion Carried Unanimously

Approval of Minutes:

Motion: To approve the June 2, 2021, PC meeting minutes as presented.

Moved: Carr

Supported: Weisinger

Motion Carried Unanimously

Public Comment:

Dawn Smith (Christmas) spoke of what she believes to be a zoning violation occurring on her neighbor's property on Reindeer Run. Ms. Smith provided some details of the operations of Lake Superior Boat Tours which she believes to be in violation of the township's zoning ordinance..

Zoning Administrators Report

The May, 2021, ZA report is on file with the Township Clerk.

Old Business:

Zoning Ordinance Amendments

Boat Livery in LS/R1 District

Motion: To make Boat Liveries a Conditional Use in the LS/R1 district.

Moved: Lang

Supported: Carr

Motion Carried Unanimously

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Short-term Rental CUP Standards

The PC discussed CUP Standards specific to short-term rentals and agreed on the following:

1. *Consideration shall be given to the Intent of the zoning district in which the rental property is located.*
2. *The name, address, telephone number, and email address of at least one local contact person responsible for handling any problems that arise with the rental property shall be prominently displayed in the rental property.*
3. *The Au Train Township Noise Ordinance shall be prominently displayed in the rental property.*
4. *Adequate off-street parking shall exist for tenants' vehicles and trailers (e.g., boat, ATV, snowmobile, RV).*
5. *Occupancy of the rental shall be limited to not more than 2 persons per bedroom plus 2 persons per occupied finished floor. Example: 4 bedrooms and 2 floors = 8 + 4 = 12 persons.*

Provisions to Rectify Errors in Zoning Decisions

The PC discussed means for rectifying errors in zoning decisions and decided to include the following in the duties of the Zoning Administrator:

Revoke any Zoning Compliance Certificate issued under a mistake of fact or contrary to the law or provision of this Ordinance.

Fines for violations of the zoning ordinance

The PC discussed the fines which may be levied for violating the zoning ordinance and decided not to modify the current language.

Capping the Number of Short-term Rentals

The PC discussed placing a limit on the number of short-term rentals within the township and decided not to pursue the topic at this time for the following reasons:

- The proposed amendments to disallow short-term rentals in the purely residential districts will likely negate the need for placing a limit on short-term rentals.
- There is the potential of moving to a short-term rental business licensing model at some time in the future. Placing a limit on the number of short-term rentals could be covered in that licensing model.
- It would be difficult to place limits on the number of short-term rentals until a better understanding of the current density of short-term rentals within the township is achieved.

New Business:

None.

Correspondence / Announcements:

M. Lang reported on his correspondence with Representative Cambensy and Senator McBroom regarding the short-term rental bills currently being considered by the Michigan House and Senate.

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Next Meeting:

Chairman Carr will work with Supervisor Doucette to schedule a joint meeting with the township board and the PC to discuss the proposed zoning amendments and the undocumented short-term rentals within the township.

Public Comment:

None.

Adjournment:

Motion: To adjourn.

Moved: Miller

Supported: Carr

Motion Carried Unanimously at 6:45 pm.

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