

Au Train Township Planning Commission - Work Session

August 19, 2021 - 6:00 pm, Au Train Township Hall

Call to Order / Pledge of Allegiance:

Chairman Carr called the meeting to order at 6:05 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: Two visitors were present at some time during the meeting.

Approval of Agenda:

Motion: To approve the agenda as presented.

Moved: Fillmore

Supported: Carr

Motion Carried Unanimously

Approval of Minutes:

Motion: To approve the June 21, 2021, PC meeting minutes and the July 29, 2021, joint PC / Township Board meeting minutes as presented.

Moved: Weisinger

Supported: Fillmore

Motion Carried Unanimously

Public Comment:

None..

Zoning Administrator's Report

The June ZA report was read aloud and discussed. Since the ZA is currently on vacation, there is no July ZA report at this time.

Unfinished Business:

Zoning Ordinance Amendments - Discussion on the Township Board's comments and suggestions regarding the proposed Zoning Ordinance amendments

Comments and suggestions regarding the proposed Zoning Ordinance amendments received from the Township Board during the July 29, 2021, joint meeting of the PC and Township Board were discussed. Following are the PC's decisions of the various comments and suggestions:

- Proposed changes to Section 303.A.3 were discussed. This text covers how the location of a zoning district boundary is to be determined if the boundary divides a lot. The PC decided to table this discussion and revisit the topic in conjunction with the possible modifications of the Zoning Map.
- The inclusion of "Pickup Camper" in the definition of a Recreational Vehicle was discussed. The PC decided to keep the proposed language as is.

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- Proposed changes to Section 701.A were discussed. This text covers when a Zoning Compliance Permit is required. The PC decided to keep the proposed language as is.
- Proposed changes to Section 804.F were discussed. This text covers under what conditions a CUP may be revoked. The PC decided to remove the word “morals” from the proposed language.
- Distinctions between the LS/R1 and LS/R2 districts were discussed. The PC decided to table this discussion and revisit the topic in conjunction with the possible modifications of the Zoning Map.
- Capping the number of short-term rentals and/or developing a formula to limit the number of short-term rentals in a given district or area was discussed. The PC decided to table this discussion and revisit the topic in conjunction with the possible modifications of the Zoning Map.
- Making short-term rentals a permitted use in the TD district was discussed. The PC decided to stick with recommending short-term rentals be a conditional use in the TD district.
- The seeming contradiction that the PC had decided to not permit short-term rentals in the LS/R2 district but to allow resorts as a conditional use in the LS/R2 district was discussed. The PC decided to remove “resort” as a conditional use in the LS/R2 district.

New Business:

None.

Next Meeting(s):

The next PC meeting is a work session scheduled for September 16, 2021 @ 6:00 pm at the Au Train Township Hall.

Public Comment:

Erin Miller (Au Train) stated that she thinks using a density formula to limit short-term rentals could be messy and that density could be considered at the time a short-term rental CUP is being considered.

Adjournment:

Motion: To adjourn.

Moved: Fillmore

Supported: Weisinger

Motion Carried Unanimously at 7:19 pm.

Acronyms used in this document: PC - Planning Commission, ZA - Zoning Administrator,

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CUP - Conditional Use Permit