

Au Train Township Planning Commission - Regular Meeting

May 20, 2021 - 6:00 pm, Au Train Township Hall

Call to Order / Pledge of Allegiance:

Chairman Carr called the meeting to order at 6:00 pm. The Pledge of Allegiance was recited.

Roll Call:

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

Visitors Present: No less than twenty-one visitors were present at some time during the meeting.

Approval of Agenda:

M. Lang requested the Shipping Containers Discussion item be removed. There was no objection to this request.

Motion: To approve the agenda as amended.

Moved: Fillmore

Supported: Weisinger

Motion Carried Unanimously

Approval of Minutes:

Motion: To approve the April 15, 2021, PC meeting minutes as presented.

Moved: Fillmore

Supported: Carr

Motion Carried Unanimously

Public Comment:

None.

Zoning Administrator's Report:

The April, 2021, ZA's report is on file with the Township Clerk.

New Business:

None.

Old Business (all items deal with proposed amendments to the Zoning Ordinance):

Documenting Short-term Rentals in Au Train Township

The ongoing documenting of short-term rentals in Au Train Township was discussed. The PC would like to have a joint meeting with the township board to work through the data and develop a plan for moving forward.

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J. Miller Conversation with Joe Cilc

J. Miller reported on his conversation with Joe Cilc (Alger County Building Inspector). Mr. Cilc stated that when a residence is converted to a short-term rental, he should inspect it for proper egresses and smoke alarms. J. Carr mentioned that it had been decided and agreed upon in the past that the ZA would inform Mr. Cilc of any newly approved short-term rental CUPs.

Zoning Appeals Process

The PC discussed the possibility of modifying the zoning appeals process. However, without input from the ZA who was not in attendance, it was decided to table the question until the next meeting.

Bed and Breakfast / Tourist Home

Since the definition of Bed and Breakfast and Tourist Home are essentially the same other than a Bed and Breakfast serves breakfast, the option of combining the two definitions was discussed.

Motion: To remove the proposed definition of Tourist Home and modify the Bed and Breakfast definition to state that it *may* serve breakfast (as opposed to it *does* serve breakfast).

Moved: Lang

Supported: Carr

Ayes - Weisinger, Carr, Lang, Miller, Fillmore

Nays - None

Motion Carried Unanimously

Rental Period for Short-term Rental vs. Bed and Breakfast

The PC discussed the period disparity between the definition of a Short-term Rental (14 days or less) and a Bed and Breakfast (30 days or less) and agreed to change the Short-term Rental definition to state 30 days or less.

Off-street parking for Short-term Rentals

The PC discussed that the zoning ordinance does not have any language covering parking at short-term rentals. The concern is that a short-term rental may have multiple tenants with multiple vehicles along with their ATV/snowmobile/boat trailers. The PC decided that having "adequate parking" would be discussed on a case by case basis when considering short-term rental CUP applications.

Standards for CUPs

Adding standards to the zoning ordinance specific to short-term rentals and shipping containers was discussed. M. Lang will draft proposed standards to be discussed at the next PC meeting.

Water Test and Fire Extinguisher Requirements for Short-term Rentals

The proposal to require a Short-term Rental CUP application include a water test from LMAS and a receipt from a fire protection company showing the purchase or service of a fire extinguisher were discussed. The general thought is that the township has no liability in such matters. Also, J. Miller reported that Greg Murphy stated that such matters are more of a county issue. The PC decided to not place such requirements on Short-term Rental CUP applications.

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Recreational Land Uses - Archery Range vs. Shooting Range

Since the definition of Shooting Range covers firearms and archery equipment, the PC decided to remove Archery Range from Section 314 - Recreational Land Uses.

Canoe / Kayak Livery

The PC discussed the possibility that the current definition of Boat Livery might be interpreted as not including canoes and kayaks. The PC decided to add a definition for Boat to the zoning ordinance to remove this ambiguity.

Article VII - Zoning Compliance Permits

In an effort to alleviate confusion of when a zoning compliance permit is required, the PC decided to remove the phrase "that requires a county or state permit" from the stated Intent of Article VII. The Intent will now state "No land use shall be commenced or changed and no structure shall be erected or enlarged unless the person conducting such use or erecting or enlarging such structure has obtained a zoning compliance permit from the Zoning Administrator."

Districts in which Resorts are to be Permitted.

The PC discussed in which districts a Resort should be permitted.

Motion: In districts where they are permitted, Resorts must obtain a CUP.

Moved: Carr

Supported: Lang

Ayes - Weisinger, Carr, Fillmore

Nays - Miller, Lang

Motion Carried

On a district by district basis, the PC discussed and voted on whether or not Resorts will be permitted. The outcome of the vote was that Resorts will not be permitted in the Residential One/Two district. A Resort may be permitted in all other districts by an approved CUP.

Public Comment:

None.

Correspondence / Announcements:

The next PC meeting is a work session scheduled for June 2, 2021 @ 6:00 pm at the Au Train Township Hall.

M. Lang read an email from Lou Kustin.

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Adjournment:

Motion: To adjourn.

Moved: Carr

Supported: Fillmore

Motion Carried Unanimously at 7:07 pm.

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