

**Au Train Township Planning Commission - Special Meeting
November 12, 2020 - 6:00 pm, Au Train Township Hall**

Members Present: Scott LaCombe, John Carr, Duke Fillmore, Bill Weisinger, Matt Lang

Others Present: Tom Beauhaine, Jason McCarthy, Michelle Douchette

Call to Order / Pledge of Allegiance:

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

Approval of Agenda:

Motion: To approve the agenda as presented.

Moved: Fillmore

Supported: Lang

Motion Carried Unanimously

**Public Hearing, Tom Beauhaine Conditional Use Permit Application for Vacation Rental,
N5375 Park Ave, Au Train**

Chairman LaCombe opened the public hearing at 6:03 pm. Mr. Beauhaine expressed his intention to invest more money in his property. However, before doing such, he would like to obtain a CUP which would allow him to promote the property as a vacation rental.

Mr. Beauhaine responded to several questions and concerns from the PC and ZA. He stated that the property has four bedrooms and could handle at least eight occupants. He also stated that the property has plenty of parking.

There was no correspondence received concerning the CUP application.

There was no public comment concerning the CUP application.

The public hearing was closed at 6:12 pm.

Discussion / Decision:

The PC reviewed the nine standards of Section 802 Basis of Determination/General Standards of the Au Train Township Zoning Ordinance and how they pertain to the CUP request.

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After discussion, the following motion was made:

Motion: To approve the CUP.

Moved: Fillmore

Supported: Weisenger

Vote: LaCombe - Yes, Fillmore - Yes, Lang -Yes, Carr -Yes, Weisinger - Yes

Motion Carried

Public Comment:

Tom Beauchaine talked of his opposition to the numerous steel containers (a.k.a., shipping containers, cargo containers) which are showing up more and more in the township. At least five parcels within the township were mentioned as now having one or more shipping containers.

M. Douchette mentioned that both she and J. Carr had been contacted by Granicus. Granicus has invited us to view an online presentation of the various services it provides in regards to short-term rentals. For attending the presentation, Granicus will supply Au Train Township with a map showing the current short-term rentals located in the township which are listed online on various web sites. M. Doucette will forward meeting information to PC members.

Approval of Minutes:

Motion: To approve the October 8, 2020, PC meeting minutes as presented.

Moved: Carr

Supported: Fillmore

Motion Carried Unanimously

Zoning Administrator's Report:

ZA McCarthy reported that he has not yet fully recovered from his computer having been infected with ransomware. Therefore, he has not yet been able to produce his monthly report.

Old Business:

Zoning Ordinance

The PC continued reviewing updates to the Au Train Township Zoning Ordinance. M. Lang will update the language which covers the reasons for which the PC might consider revoking a CUP. He will then send the updated draft of the Zoning Ordinance to the PC members and the ZA for comment. After comments have been received, M. Lang will send the draft Zoning Ordinance along with a summary of amendments to Attorney Greg Murphy for review.

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New Business:

A discussion on a moratorium on new vacation rentals was discussed which resulted in the following motion:

Motion: To recommend to the Au Train Township Board that a moratorium be placed on new vacation rentals in the township for a period of one year or until such time the zoning ordinance is amended to mitigate the current influx of vacation rentals.

Moved: Lang

Supported: Carr

Motion Carried Unanimously

Public Comment:

None.

Adjournment:

Motion: To adjourn.

Moved: Lang

Supported: Carr

Motion Carried Unanimously at 7:23 pm.

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