MINUTES OF THE AUGRES TOWNSHIP
PLANNING COMMISSION
3rd Quarterly Meeting

SEPREMBER 14th, 2026 DRAFT
9:00 A.M.

IN ATTENDANCE: Chairman Jesse Young, Patricia Tremble, Donna Wilson, Auretta Gates, Robert Cotter and Art Gallop (Zoning Administrator) **ABSENT:** None

PUBLIC IN ATTENDANCE: (in order of signing in) Joyce Hardy, Shawn and Michelle Abrams, Art Gallop, Amanda Goodson, Pat Kearney, Lynn Kearney Jim Herzog and Michael Oxley (not signed in Tom Walsh, Derek Porritt)

CALL TO ORDER: The meeting was called to order at 9:00am with the Pledge of Allegiance

APPROVAL of AGENDA: Motion made by Robert Cotter to approve the agenda as presented. Motion supported by Patricia Tremble. Voice vote. All Ayes. No Nays. Agenda approved.

BOARD COMMENT: Chairman Jesse Young, explained the rules of public comment to the attendees - a Two-Minute limit speaking time per person, and please, only one person speaks at a time.
Robert Cotter suggested having the township purchase a 'wall timer' easily be seen by attendees which would count down the two minutes.
Auretta Gates inquired of Abrams, as to the meaning of the duplex. Is that two units or four units (Mrs Abrams clarifies two single dwelling units per duplex). Gates extrapolates - so 4 duplexes equals 4 units.

APPROVAL of the MINUTES: Motion made by Wilson to approve the minutes of the August 24th, 2026 Planning Commission meeting. Motion supported by Cotter. Voice vote. All Ayes. No Nays. Minutes approved.

PUBLIC COMMENT: Mrs. Kearney asked if there were other Abrams housing sites in Michigan (stating that the recorded meeting implies some in Charlevoix). And if so, are there any pictures of the interior of the units? Mr. Abrams answered -there are none in Michigan

Derek Porrit stated that it was not required to sign in or give a name (or real name) in order to give public comment. He also expressed a wish that the township would post the meeting notices sooner, when the dates are established, not the weekend before a meeting.

Mr. Walsh inquired why these meetings were not published in the local paper. Joyce Hardy added that newspapers are going out of business, so how is the public to be notified without driving to the hall to view a posted sign announcing a meeting. Pat Tremble pointed out that these meetings are posted on the website. Cotter added that, these days social media has become the de-facto notification method.

Lynn Kearney asked if any environmental study was done at the 80 acres site on US-23 where these proposed housing units were planned. And would the units be heated via electric or natural gas or both. Amana Goodson (Arenac County Development) questioned attendees concern about washer/dryer facilities, plenty of residents in the township go to the Laundromats. Stressing the dire need for housing in the township/county, related two House Bills being considered in the state legislature which bear on topics being discussed. HB5229~5531 lowering the minimum square footage of a dwelling to 719 square feet.
and HB 5581-5585 in order to increase housing in Michigan dropping the square footage of a duplex to 500 square feet (each unit) and defining a duplex to be considered one unit.

NEW BUSINESS:
Abrams Planned Development: On an 80-acre parcel at 639 E Huron US-23 (#003-0-017-200-015-02)
Shawn Abrams spoke his concerns about social media posting having positive and negative information spread. #1 The plan is for 'affordable housing' and is not government funded (not section 8). A privately

owned facility (by Abrams). Each unit is a single person dwelling (two persons maximum - no children). Cost to rent at and estimated $750.00 (much less than the $900.00 state average).
There is no county-maintained drain running through the property, you can check with the County Drain Commissioned on that fact. Existing ditches will be maintained as part of the facility.
As for septic systems, applications have been filed with the County Health Department with an on site-visit for what can and cannot be done is planned. Current plans for each unit to have a 600 sq ft septic field. A 6" deep well is already on the property with expansion plans depending on units being constructed. The original plan was for 40 single dwelling units (20 duplexes) starting with 4 duplexes. That plan is evolving due to water and septic considerations.

At this point Patricia Tremble reads from Chapter 2 (definitions) of the Zoning Ordinance which defines a 'Duplex and two units connected together, each with 1020SqFt 'on the ground'.
Gates added there are Federal Housing Laws which limit how a landlord can choose who rents.
Cotter was concerned that the zoning ordinance only allows for one dwelling (on a minimum of 1 acre).

Gates suggested the board table any consideration of the project, with a request for updated drawings, reports from the County Health Department and EGLE. Board members agreed.

Master Plan Expires as of December 2026.
Clerk Michael Oxley explained that the Master Plan item was on the previous meeting's agenda. However not being in attendance at that meeting, repeated the item on this agenda.
There was explanation, for the attendee's benefit, of the process the township went through with Spicer and Company coordinating the writing of the current master plan (2021-2026).
Gates made a motion to recommend to the Township Board that we hire Spicer and Company to again work with the township on the update. Motion supported by Cotter. Voice vote: All Ayes. No Nays. Motion approved.
Clerk Oxley to put the recommendation on the township board's October 13th, 2026 meeting agenda.

BOARD COMMENT: Mrs. Kearney had requested that the letter she sent and hand delivered to the Au Gres Township board and the Planning Commission members be read into the minutes - that letter is hereby attached to these minutes.

PUBLIC COMMENT: Lynn Kearny asked about single occupancy units - does that include pets. Also she was concerned about whether the driveways/parking lots would be asphalt or gravel - and what about vehicles leaking fluids, and surrounding drainage. And was there any soil testing, since historically the property has been farmed in the past and then there was a race track on the property.
Other concerns expressed by the public had to do with the water service, as attendees living next door to the proposed site have well water so corrosive that their water dissolved pipes.
Porritt questioned Abrams claim that there would be no Air-B&B's with the units, and yet from last meeting to this one Abrams has changed so many facets of the proposed plan. Also, since you have a 1/2-million-dollar project on paper, how could you not have known the dwelling square footage of the ordinance went from 820 to 1020?

ADJOURNMENT: TIME – 10:08am. Motion made by Cotter to adjourn the meeting. Supported by Gates. Voice vote. All Ayes. No Nays. Meeting adjourned.

Minutes approved at the Planning Commission Meeting _____

Jesse Young, Chairman _____

Michael Oxley, Clerk _____



September 1, 2026

Au Gres Township Planning Commission
P.O. Box 783
Au Gres, MI 48703-0783

Dear Members of the Au Gres Twp Planning Commission,

We are writing to address our concerns about the proposed development located on the eastern acreage associated with 639 E. Huron Rd. Due to the 2 minute rule for the general public, we would like to request that this letter be read into the minutes to alleviate time.

My husband and I as well as Mr. & Mrs. Walsh are the owners of the property on the north side of Noggle Rd. behind the land where the development is being proposed. We have a few concerns/questions that we feel need to be addressed by the commission and owners/developers of the property.

- This property and building previously housed **C C Motorsports** which was an auto repair shop that hosted regional car and hot rod swap events; with that in mind, did they follow EPA guidelines when disposing of car oil, antifreeze, etc. Has an environmental site assessment been done on the site for contamination?
- Isn't part of the reason for the ordinance on commercial zoning stating that only 1 dwelling unit per 1 acre parcel is due to septic fields and to not overload the water table? After the development is complete, aren't we talking 80 units(40 buildings)? Correct me if I am wrong, but if the septic field in this high dense development empties into the drain that runs along the property, wouldn't that eventually contaminate farmland, the Big Creek that it connects to and then eventually the Bay? Aren't the drains meant for stormwater runoff?
- It was mentioned this property had commercial zoning along US23 that runs 300 deep and the back half of the property was zoned agricultural. If this is true, will the property zoning be changed to a single zone? It was stated that stage one of the development would be built on the eastern most acreage; if zoning remains the same will the housing be built on the commercial land or agricultural land? Does Au Gres Township allow spot zoning? Is that what the owner is looking for? If so, I assume there will be two zone changes into one high dense zone.
- With an increase in population being condensed into one small area, problems will definitely occur; do we have the availability of extra police and fire support that can handle this should the need arise. What about fire hydrants? It was referenced at the first meeting about how Au Gres handled the apartment fire; we are not Au Gres, we do not have city water available.
- Each dwelling will be approximately 525 sf; that's the size of a 2-½ car garage. Will there be a limit on how many people, pets and vehicles allowed per single unit? How will that be controlled? Is parking on concrete or gravel? If the units do not rent, are they looking to do short term rentals?

- The owner of the acreage abutting this property has owned it for decades and is used for hunting. When looking into the hunting requirements for Au Gres Twp, it states that you must be at least 450 feet from any occupied building, house, cabin, or farm structure when hunting with a firearm, unless there is written permission from the property owner. By building these units on the land directly abutting this neighbor, you are interfering/infringing on his rights and what he has been able to do on his property since the time it was purchased. Where is that fair to that neighbor or any other abutting neighbors?

We understand that this is a large project, probably the largest that has come before this board and you are excited at the prospect of it, but this is all speculation at the moment and this matter is still in the discussion phase. When making your final decision you need to make sure that all I's are dotted and T's are crossed. Please remember that this board is here to protect the community as a whole, not any one particular land owner/developer. That's one of the many reasons why there are ordinances that need to be followed. Those ordinances were created for the interest and betterment of the community as a whole.

Again we request that this letter be read in full at the Planning commission meeting on September 14, 2026.

Thank you for listening; I look forward to receiving a response to our concerns.

Patrick and Lynn Kearney
725 Noggle Rd.
Omer, MI 48749

Patrick Kearney
Lynn Kearney