

Onota Township

Zoning Administrator's Report

To: Onota Township Board, Planning Commission

From: Jason McCarthy, Onota Township Zoning Administrator

Date: October 31, 2025

Re: Zoning Administrator's Report – October 2025

I provided the following planning and/or zoning-related correspondence during the month of October 2025:

- Provided zoning approval for a proposed 240 SF addition to an existing single-family dwelling located at E4775 M-28, Au Train, MI1. Parcel Tax ID# 007-075-021-00. Applicant: William Torongo, P.O. Box 298, Chatham, MI 49816. Forwarded to Joe Cilc at Alger County for building permits.
- Denied a zoning application for a Bed & Breakfast on vacant land at E3499 Old M-28 or TBD. Parcel Tax ID# 007-066-027-00. Applicant Jarrod Biebel, N9908 Shore Drive, Au Train, MI 49806. CC'd Joe Cilc at Alger County for building permits.

Determination:

Under Section 3.10 (B) of the Onota Township Zoning Ordinance, Bed & Breakfast Establishments are indeed permitted principal uses within the TD District. However, the Ordinance defines a Bed & Breakfast as "a single-family residence structure" that offers transient lodging and breakfast service (Section 2.02). Because the proposed property is presently vacant and contains no residence structure, the Township cannot issue zoning compliance at this time.

- Provided contingent approval for a change of land use from a Single-Family Dwelling to a Bed & Breakfast Establishment at E3499 Old M-28. Parcel Tax ID# 007-066-015-00. Applicant Jarrod Biebel, N9908 Shore Drive, Au Train, MI 49806. Forwarded to Joe Cilc at Alger County for building permits.

Determination:

A Bed & Breakfast Establishment is a permitted principal use in the Town Development (TD) District. No Conditional Use Permit is required for this use in the TD District.

Applicable Ordinance Standards:

Your operation shall comply with the following provisions of the Onota Township Zoning Ordinance:

Definition & Core Standards (Article II – Definitions):

A Bed & Breakfast is defined as a single-family residence structure that: (a) has eight (8) or fewer sleeping rooms (including any rooms occupied by the innkeeper), one or more of which are available for rent to transient tenants; (b) serves breakfast at no extra cost to transient tenants; and (c) has a smoke detector in every sleeping room and a fire extinguisher on every floor. This definition also incorporates Act 112 of 1987 by reference.

District Permission (Article III – TD District):

Bed & Breakfast Establishments are listed among the Permitted Principal Uses in the TD District.

General Dimensional & Placement Standards (Article IV):

The use must comply with all general regulations applicable to principal uses—e.g., setbacks and height limits—as stated at the outset of Article IV (“General Regulations”).

Signage (Article V):

Any sign(s) associated with the B&B must comply with the sign regulations in Article V. Signs are recognized as permitted accessory features “subject to the regulations established in Article V” for TD properties.

Notes

This determination addresses zoning compliance approval only. Building, health, and fire code compliance (including any Food Service or State B&B requirements referenced by Act 112 of 1987) remain applicable and are administered by the appropriate authorities (Alger County, State of Michigan, etc.).

- Attended the October 14th Planning Commission meeting and provided clarification on Vacation Rental questions, issues, and opportunities. Planning Commission requested proposed additional draft zoning regulations for Vacation Rentals to consider for discussion at their November 11th meeting (**which I will not be able to attend**). They are attached to this document.

Will review Planning Commission deliberations regarding draft regulations at the December Planning Commission meeting and potentially schedule Public Hearing accordingly. Proposed Zoning Map amendment may also be discussed in further detail at the December Planning Commission meeting with parcel map of the specific Old M-28 residential area.

- I also responded to a variety of zoning-related inquiries during this timeframe.

PROPOSED DRAFT ZONING REGULATIONS FOR VACATION RENTALS:

Article 2 – Definitions, Section 2.02 Definitions:

Replace existing definition with:

Vacation Rental: *Vacation Rentals, which are a residential dwelling, not owner-occupied, which is rented on a daily, weekly, or monthly basis for thirty (30) days at a time or less, for transient occupancy, and financial gain.*

Article IV: General Regulations, Section 4.29 Vacation Rental Regulations

Add the following regulations:

Vacation Rentals may be permitted with an approved Conditional Use Permit only in the Town Development (TD) and Timber Production (TP) zoning districts, provided that the following minimum requirements have been met:

- 1) Spacing: minimum 1,000 feet parcel-line to parcel-line.*
- 2) Occupancy: maximum 2 persons per bedroom and 10 total.*
- 3) Parking: Demonstrated off-street only.*
- 4) Quiet hours: 10:00 PM – 7:00 AM.*
- 5) Trash: weekly removal.*
- 6) Alger County structure safety inspection and sanitary septic compliance required.*
- 7) Local contact located within 30 minutes.*
- 8) Three (3) violations in 12 months shall revoke CUP.*

The Planning Commission may review and discuss these proposed, draft zoning ordinance amendments, and propose any additions or changes, at their November 11, 2025, meeting.