

Onota Township

Zoning Administrator's Report

To: Onota Township Board, Planning Commission

From: Jason McCarthy, Onota Township Zoning Administrator

Date: December 1, 2025

Re: Zoning Administrator's Report – November 2025

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

- Provided zoning approval for a proposed 216 SF addition to an existing single-family dwelling located at E3447 Old M-28 Hwy, Au Train, MI. Parcel Tax ID# 007-066-017-10. Applicant: Jason Barnes, E3446 Old M-28 Hwy, Au Train, MI. Forwarded to Joe Cilc at Alger County for building permits.
- Received a Zoning Map Amendment petition from a group of residents along Old M-28. (ATTACHED). Based on my review of their submittal, the petition meets the ordinance requirements for a zoning map amendment, including legal descriptions, a correlated map, property owner information and signatures, a filing date, and a written statement outlining the requested zoning district change and its purpose.

As such, the item should be placed on the December 9th Planning Commission agenda. To ensure clarity moving forward, below is a concise overview of the procedural steps required by the Michigan Zoning Enabling Act (MZEA) and the Onota Township Zoning Ordinance:

1. Planning Commission – December 9, 2025, meeting.

The Planning Commission will formally acknowledge receipt of the completed petition and may vote to schedule the required public hearing.

2. Public Hearing

Public notice, mailed and published, must be issued at least 15-days prior to the hearing. The hearing may occur at the January 2026 Planning Commission meeting.

3. Planning Commission Recommendation

After the public hearing, the Planning Commission will issue its formal written recommendation (approval, denial, or modification) to:

The Onota Township Board, and

The Regional Planning Commission (CUPPAD), as required under the MZEA when the county does not maintain a county planning commission.

4. CUPPAD Regional Review

CUPPAD will have up to 30 days to review the proposed amendment and provide advisory comments to the Township Board.

This review is required, but CUPPAD's recommendation is advisory and not binding.

5. Township Board Final Action

Once the Township Board receives the Planning Commission recommendation and CUPPAD's advisory review (or after the 30-day review window closes), the Township Board may act on the amendment at a regular or special meeting.

Their decision constitutes the final local action.

6. Update to the Official Zoning Map

If approved by the Township Board, the zoning map will be revised to reflect the change from Town Development (TD) to Lake Shore/River (LS&R).

- I provided additional, DRAFT Vacation Rental zoning regulations for the Planning Commission to consider at their November meeting. I plan on attending the December 9th meeting to follow up on their deliberations, and to determine if a zoning text amendment public hearing is recommended.
- I also responded to a variety of zoning-related inquiries during this timeframe.

JM

Joint Petition to Rezone Shelter Bay Old M28 to Lakeshores/Rivers**Filing Date 11/21/25**Legal Description of each parcel/ Statement of ownership

The following parcels of Old M28 in Shelter Bay's Town Development Sections 16 and 17:

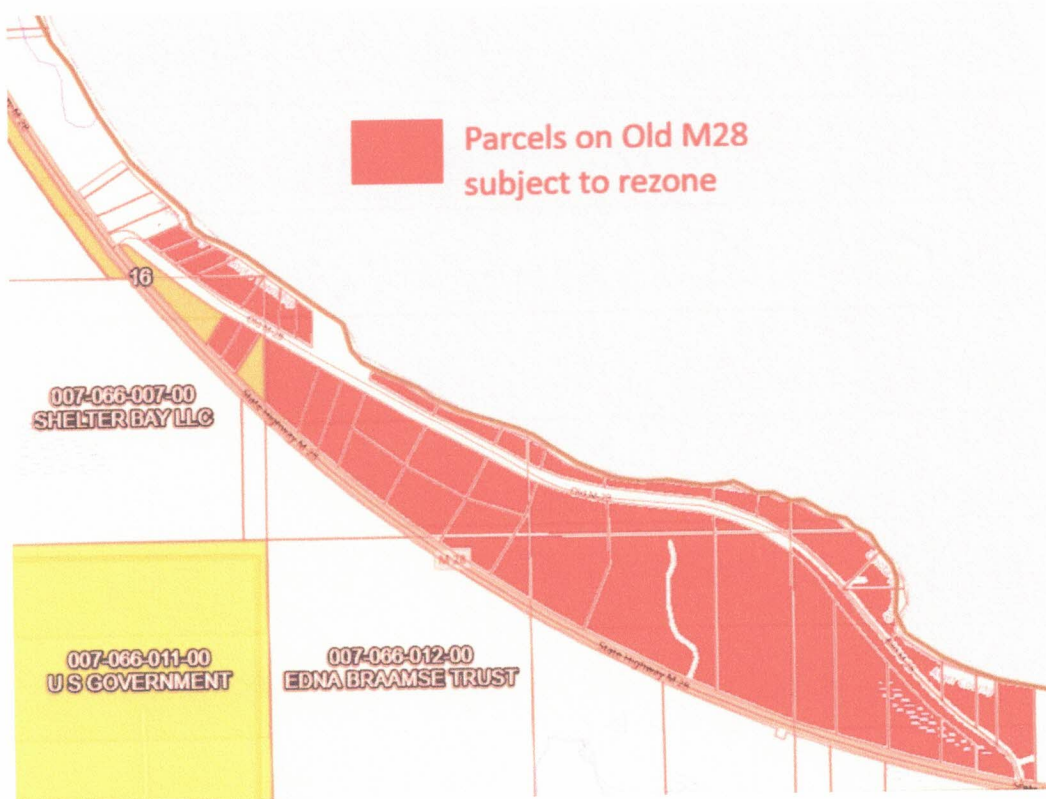
Parcel Number	Legal Description	Statement of Ownership
007-300-025-00	SHELTER BAY PLAT LOT 25	Robert and Sharon Roshak, Trust
007-300-026-00	SHELTER BAY PLAT LOT 26	William and Lisa Hanson, owners
007-300-027-00	SHELTER BAY PLAT LOT 27	Mitchell Mattson, owner
007-300-028-00	SHELTER BAY PLAT LOT 28	Brian Bresette, owner
007-300-029-00	SHELTER BAY PLAT LOT 29 & W 30' OF LOT 30 SEC 16 T47N R21W	John and Rebecca Shauver, owners
007-300-030-00	SHELTER BAY PLAT LOT 30 EXC W 30'	Thomas Fountain, owner
007-066-021-10	SEC 16 T47N R21W .44 A PART OF NW 1/4 OF SW 1/4 & GL3 DESC AS COM AT W 1/4 COR, TH S89DEG58'28"E 1081.04' TO POB, TH S89DEG58'28"E 178.96' TO TRAVERSE LN, TH S55DEG10'49"E 67.88' TO W LN OF GL3, TH S53DEG43'23"E 49.26', TH S36DEG16'37"W 66.6', TH S00 DEG12'12"E 35.7' TO CURVE ON M28 R/W, TH N56DEG12'08"W 282.93' TO POB	Thomas Fountain, owner
007-300-021-00	SEC 16 T47N R21W PRT OF GL3 COM AT W 1/4 COR, TH S89DEG 58'28"E 1081.04' ALG 1/4LN TO CURV ON NELY R/W OF OLD M28, TH S56DEG12'08"E 282.93' ALG R/W TO W LN OF GL3 WH IS POB TH N00DEG12'12"W 35.7' ALG W LN OF GL3, TH N36DEG16'37"E 66.6' TO TRAV LN ON SLY SH OF LK SUP, TH S53DEG43'23"E 100'; TH S00DEG12'12"E 102.75' TO R/W OF OLD M-28 TH N58DEG54'27"W 140.44' TO POB	Jack and Nancy Barnes, owners
007-066-020-00	SEC 16 T47N R21W E 100' OF W 220' OF GL3 LYG N OF HWY M28	Jack and Nancy Barnes, owners
007-066-019-00	SEC 16 T47N R21W E 100' OF W 320' OF GL3 LYG N OF HWY M28	Timothy James and Pamela D. Lockwood, owners
007-066-015-00	Part of Government Lot 3, Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner; thence N00°07'16"W, 1570.42' along the NorthSouth 1/4 line; thence N72°44'02"W, 239.25'; thence N63°39'52"W, 345.75' to the POINT OF BEGINNING; thence N59°42'34"W, 350.76'; thence N29°11'26"E, 191.40' to a point on an intermediate traverse line on the shore of Lake Superior which is S29°11'26"W, approximately 62' from the water's edge of Lake Superior; thence S64°59'08"E, 350.63' along said intermediate traverse line to a point which is S28°56'09"W, approximately 51' from the water's edge of Lake Superior; thence S28°56'09"W, 223.67' to the POINT OF BEGINNING, EXCEPT the 66' wide Right-of-Way of Old Highway M- 28, containing 1.13 Acres plus that land between the intermediate traverse line and the ordinary high water mark of Lake Superior. (2014 SPLIT) (parcel 1)	Jarrold E. and Amy D. Biebel, Trust

007-066-018-00	Part of Government Lot 3, Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner; thence NOOo07'16"W, 1570.42' along the North-South 1/4 line; thence N72°44'02"W, 239.25' to the POINT OF BEGINNING; thence N63°39'52"W, 345.75'; thence N28056'09"E, 223.67' to a point on an intermediate traverse line on the shore of Lake Superior which is S28°56'09"W, approximately 51' from the water's edge of Lake Superior; thence S65°09'38"E, 345.00' along said intermediate traverse line to a point which is S28037'21"W, approximately 57' from the water's edge of Lake Superior; thence S28°37'21"W, 232.64' to the POINT OF BEGINNING, EXCEPT the 66' wide Right-of-Way of Old Highway M-28, containing 1.28 Acres plus the land between the intermediate traverse line and the ordinary high water mark of Lake Superior. (parcel 2)	Teresa Cunningham, owner
007-066-026-00	Part of Government Lots 3 & 4, Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner; thence NOOo07'16"W, 1570.42' along the North-South 1/4 line to the POINT OF BEGINNING; thence N72°44'02"W, 239.25'; thence N28°37'21"E, 232.64' to a point on an intermediate traverse line on the shore of Lake Superior which is S28°37'21"W, approximately 57' from the water's edge of Lake Superior; thence S62°00'43"E, 374.29' along said intermediate traverse line to a point which is S18°33'15"W, approximately 67' from the water's edge of Lake Superior; thence S18°33'15"W, 158.49'; thence N72°44'02"W, 170.75' to the POINT OF BEGINNING, EXCEPT the 66' wide Right-of-Way of Old Highway M-28, containing 1.16 Acres plus the land between the intermediate traverse line and the ordinary high water mark of Lake Superior. (parcel 3)	ANDERSON MICHAEL & BARBARA ETAL, owners
007-066-037-00	Part of Government Lot 4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner of said Section 16; thence NOOo07'16"W, 1082.59' along the North-South 1/4 line to the Northerly Right-of-Way (R/W) line of Highway M-28 (150' R/W) and the POINT OF BEGINNING; thence Northwesterly, 187.24' along said Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 01°25'06" and a chord bearing N58°04'24"W, 187.24'; thence N43°30'20"E, 466.18'; thence N18°33'15"E, 158.49' to a point on an intermediate traverse line on the shore of Lake Superior which is S18°33'15"W, approximately 67' from the water's edge of Lake Superior; thence S84°22'01"E, 163.38' along said intermediate traverse line to a point which is S00027'52"E, approximately 23' from the water's edge of Lake Superior; thence S00027'52"E, 399.79'; thence S13°22'35"W, 351.96' to the Northerly R/W line of Highway M-28; thence Northwesterly, 342.53' along said Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 02°35'40" and a chord bearing N60004'47"W, 342.50' to the POINT OF BEGINNING, EXCEPT the 66' wide R/W of Old Highway M-28, containing 4.88 Acres plus that land between the intermediate traverse line and the ordinary high water mark of Lake Superior. (parcel 4)	ARCH STREET PROPERTIES
007-066-023-00	Part of Government Lot 4, Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 1311.93' along the South line of Section 16 to the East line of Government Lot 4; thence NOOo02'12"W, 460.90' along the East line of Government Lot 4 to the Northerly Right-of-Way (R/W) line of Highway M-28 (150' R/W); thence Northwesterly, 420.21' along the Northerly R/W line on a 7564.44' radius curve to the right, with a delta angle of 03°10'58" and a chord bearing N68°15'02"W, 420.16' to the POINT OF BEGINNING; thence continuing Northwesterly, 697.36' along the Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 05°16'55" and a chord bearing N64°01'05"W, 697.11'; thence N13°22'35"E, 351.96'; thence N00027'52"W, 399.79' to a point on an intermediate traverse line on the shore of Lake Superior which is S00027'52"E, approximately 23' from the water's edge of Lake Superior; thence the following three calls along said intermediate traverseline: 1) S73°29'16"E, 260.95', 2) S82°05'15"E, 213.07', 3) S86°48'33"E, 85.20' to a point which is S00007'58"E, approximately 40' from the water's edge of Lake Superior; thence SOOo07'58"E, 939.35' to the POINT OF BEGINNING, EXCEPT the 66' wide R/W of Old Highway M-28, containing 10.20 Acres plus the land between the intermediate traverse line and the ordinary high water mark of Lake Superior, and subject to a 33' wide easement for ingress and egress, 16.5' on each side of a centerline which is described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 1311.93' along the South line of Section 16 to the East line of Government Lot 4; thence NOOo02'12"W, 460.90' along the East line of Government Lot 4 to the Northerly Right-of-Way (R/W) line of Highway M-28 (ISO' R/W); thence Northwesterly 568.04' along a 7564.44' radius curve to the left, with a delta angle of 04°18'09" and a chord bearing N67°41'26"W, 567.90' to the EASEMENT POINT OF BEGINNING; thence along the centerline of a 2-track road N09°42'07"E, 29.76'; thence Northeasterly, 33.99' along a 15.00' radius curve to the right, with a delta angle of 129°50'19" and a chord bearing N74°37'16"E, 27.17' to a point of tangency; thence S40027'34"E, 32.81'; thence S85°10'46"E, 29.14'; thence N67°33'53"E, 57.77' to the EASEMENT POINT OF ENDING on the East line of the above described parcel. (2014 split) & ALSO A PAR DESC ASCOM AT S 1/4 COR OF SEC, TH S89 DEG33'12"E 660.03' TO POB, TH N00DEG07' 18"W 565.34' TO S R/W LN, TH S67DEG12' 56"E 592.44', TH S20DEG35'02"W 40', TH S69DEG36'13"E 50.75', TH N20DEG12'32"E 40', TH S70DEG01'31"E 63.06', TH S00DEG 02'24"E 301.84', TH N89DEG33'12"W 651.84' TO POB (parcel 5)	CARMODY WILLIAM W & MARIAN L

007-066-041-00	Part of Government Lot 4, Section 16, Town 47 North, Range 21 West, Onoto Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 1311.93' along the South line of Section 16 to the East line of Government Lot 4; thence N00002'12"W, 460.90' along the East line of Government Lot 4 to the POINT OF BEGINNING on the Northerly Right-of-Way (R/W) line of Highway M-28 (150' R/W); thence continuing N00002'12"W, 822.1B' along the East line of Government Lot 4 to the Southerly R/W line of Old Highway M-28 (66' R/W); thence Northwesterly, 253.93' along a 1113.28' radius curve to the left, delta angle of 13°04'06" and a chord bearing N60021'14"W, 253.37'; thence N00000'02"W, 153.03' to a point on an intermediate traverse line on the shore of Lake Superior which is 800000'02"E, approximately 31' from the water's edge of Lake Superior; thence S88°09'46"W, 171.78' along said intermediate traverse line to a point which is S00007'58"E, approximately 40' from the water's edge of Lake Superior; thence S00007'58"E, 939.35' to the Northerly R/W line of Highway M-28; thence Southeasterly, 420.21' along the Northerly R/W line on the arc of a 7564.44' radius curve to the left, delta angle of 03°10'58" and a chord bearing S68°15'02"E, 420.16' to the POINT OF BEGINNING, EXCEPT the 66' wide R/W of Old Highway M-28, containing 7.85 Acres plus the land between the intermediate traverse line and the ordinary high watermark of Lake Superior, together with a 33' wide easement for ingress and egress, 16.5' on each side of a centerline which is described as Commencing at the Southeast corner of Section 16; thence N89°33' 11"W, 1311. 93' along the South line of Section 16 to the East line of Government Lot 4; thence N00002'12"W, 460.90' along the East line of Government Lot 4 to the Northerly Right-of-Way (R/W) line of Highway M-28 (150' R/W); thence Northwesterly 568.04' along a 7564.44' radius curve to the left, with a delta angle of 04°18'09" and a chord bearing N67°41'26"W, 567.90' to the EASEMENT POINT OF BEGINNING; thence along the centerline of a 2- track road N09°42'07"E, 29.76'; thence Northeasterly, 33.99' along a 15.00' radius curve to the right, with a delta angle of 129°50'19" and a chord bearing N74°37'16"E, 27.17' to a point of tangency; thence S40027'34"E, 32.81'; thence S85°10'46"E, 29.14'; thence N67°33'53"E, 57.77' to the EASEMENT POINT OF ENDING on the West line of the above described parcel. (2014 split) (parcel 6)	KSFG TRUST
007-066-023-10	SEC 16 T47N R21W PRT OF GL4 LYG BET CL OF OLD M28 & LK SUP DESC AS COM AT SE COR, TH N89DEG33' 12"W 1311.87' ALG S LN OF SEC TO E LN OF GL4, TH N00DEG02'24"W 1323.56' ALG E LN OF GL4 TO CURV ON CL OF OLD M28 WH IS POB, TH N00DEG02'24"W 155.72' ALG E LN TO A TRAV LN ON SLY SH OF LK SUP, TH N69 DEG33'57"W 234.83' ALG TRAV LN, TH S0DEG 02'24"E 117.35' TO CURV ON CL OF OLD M28 TH ALG CL OF OLD M28 S61DEG19'35"E 250.84' TO POB. PLUS LAND BET TRAV LN & WATERS EDGE OF LK. PAR EXTENDS TO WATERS EDGE OF LK SUPERIOR	KSFG TRUST
007-066-038-00	SEC 16 T47N R21W 6.41 A PT OF GL 5 BEG AT INT OF W LN OF GL 5 & SH LN OF LK SUP; TH S 1320'; TH E 272'; TH N 1030'; TH N40DEGE 239' TO SH OF LK SUP; TH WLY ALG SH OF LK SUP TO POB, EXC STRIP 150' WI LYG 75' EA SI OF M28 6/5/67 CNST LN & EXC COM AT SE C, TH N0DEG48"W 43.95' TO PT ON ARC OF 0DEG45' CONST CURV TO RT, TH NWLY ALG ARC 1324.72' TO POB, N19DEG34'29"E 115', TH NWLY PAR TO & 115' FM ARC OF CURV 49.25', S19DEG56' 59"W 115', TH SELY ALG ARC OF CURV 50' TO POB, EXC PT WH LIES SWLY OF LN 75' NELY OF, MEAS AT RT ANG & PAR TO CONST LN OF M28 RELOC	SHELTER BAY BOYS CLUB LLC
007-066-035-00	SEC 16 T47N R21W PAR OF LD IN GL5 COM 272' E OF SW COR, TH N 1030' TO POB, TH ATANGLE 40DEGE OF N 239' TO SH OF LK SUP. BEG AGAIN AT PT 272' E OF SW COR & N 1030', TH E TO SH OF LK SUP, TH NWLY ALG SH TO PT WH LN OF 239' INTERSECTS SHORELINE	Shelley C. Davis, owner
007-066-035-10	SEC 16 T47N R21W PAR OF LD IN GL5 STARTING AT PT 544' E & 785' N OF SW COR OF GL5, TH AT ANGLE 40 DEG E OF N 128', BEG AT PT 544' E & 785 FT N OF SW COR, TH NWLY ALG OLD M28 R/W TO PT 272' E & 1030' N OF SW COR, TH E TO SH OF LK SUP, TH SELY ALG SH LN TO PT WH LN OF 128' INTERSECTS SH LN	Shelley C. Davis, owner
007-066-030-00	SEC 16 T47N R21W THE W 200' OF E 776' OF GOV'T LOT 5 EXC R/W OF OLD & NEW M28 & THE W 36' OF THE E 576' OF GOV'T LOT 5 LYG N OF OLD ST HWY M-28	Sharleen Christensen, owner
007-066-033-00	SEC 16 T47N R21W THE W 186' OF E 576' OF GOV'T LOT 5 EXC R/W OF OLD & NEW M28 & EXC THE W 36' OF THE E 576' OF GOV'T LOT 5 LYG N OF OLD ST HWY M-28	CHICONSKY SUE ETAL, owner
007-066-032-00	SEC 16 T47N R21W PRT OF GL5 BEG AT PT 390.12' N & 390' W OF SE C, POB IS ON N R/W OF M28 BNG 50' MEAS AT RT ANG FM CL OF HWY, TH S52DEG 24'E 113.49' ALG R/W, TH N 269.6' M/L TO SH LN OF LK SUP, TH NWLY ALG SH LN TO PT 223.4' N OF POB, TH S 223.4' TO POB	HOSTMAN ELIZABETH A, TRUST
007-066-031-00	SEC 16 T47N R21W BEG 320.84' N & 300' W OF SE COR BNG 50' FM CL OF HWY M28, TH SELY ALG HWY CHD BEARING S 57 DEG 45' E 236.58', TH N 328.5' TO SH OF LK SUP, THNWLY ALG SH TO PT 269.6' N OF POB, TH S 269.6' TO POB	LUOMA VINCE & DEBORAH L, owners
007-066-028-00	SEC 16 T47N R21W E 100' OF GL5 WH LIES N OF HWY M28	HEIMBURGER KATHERINE, TRUST

007-066-009-00	SEC 16 T47N R21W 0.23 A THAT PT OF TRACT A WHICH LIES SWLY OF A LN 100' SWLY OF & PARALLEL TO REFERENCE LINE A & NELY OF A LN 75' NELY OF & PARALLEL TO A LN DESC AS: bEG AT A PT ON THE E & W 1/4 LN OF SEC 16 WHICH IS S89DEG59'08"E 657.94' FROM W 1/4 COR OF SEC 16 TO A PT ON THE ARC OF A 7639.44' RADIUS CURVE TO THE LEFT;TH SWLY ALG THE ARC OF SAID CURVE (0DEG45') A DIST OF 5438.95' TO A PT OF ENDING ON THE E LN OF SAID SEC 16 WHICH IS N0DEG00'48"W 43.95' FROM THE SECOR OF SEC 16 EXC THAT PT OF TRACT A WHICH LIES WLY OF A LINE DESC AS: COM AT W 1/4 OF SEC 16;TH E ALG THE E & W 1/4 LN 1134';TH S 283' TO A PT ON THE R/W OF EXISTING M-28;TH NWLY ALG SAID R/W 100' TO POB;TH S32DEG49'W 200' TO A PT OF ENDING & EXC TH E 117' OF NW 1/4 OF SW 1/4 & EXC THAT PT OF PARCEL B WHICH LIES ELY OF A LN DESC AS:COM AT W 1/4 COR OF SEC 16;TH S89DEG59'08"E ALG E & W 1/4 LNOF SEC 16 657.94' TO A PT ON THE ARC OF A 0DEG45' CURVE TO THE LEFT;TH SELY ALG THE ARC OF SAID CURVE 664.23' TO THE POB;TH N0DEG22'29"W 260.70' TO A PT OF ENDING WHICH IS N77DEG41'59"E 200' FROM THE ARC OF SAID 0DEG45' CURVE OF HWY M-28 RELOCATION	MATTSON KENNETH M & MITCHELL K, owners
007-066-005-00	SEC 16 T47N R21W .58 A BEG AT PT 1134.1' E & 283' S OF 1/4 COR COM TO SEC 16&17 ALG SLY 100' R/W OF M28, TH S57DEG11'E 100' ALG R/W LN, TH S32DEG 49'W 100', TH NWLY 100' PAR TO R/W LN, TH NELY 100' TO POB EXC THAT PART, IF ANY, LYG EAST OF A LINE DESCRIBED AS THE EAST 117' OF THE NW 1/4 OF SW 1/4 LYG S OF OLD M-28 & EXC OLD ST HWY M-28 R/W & EXC ST HWY M-28 R/W	ASHLEY, ROWE, owners
007-066-017-10	SEC 16 T47N R 21W 1.244 PT OF GL 3 COM AT W 1/4 COR; TH S00DEG 17'05"E 1338.63' ALG W LN; TH S89DEG45' 50"E 1313.73' ALG S 1/16 LN TO W 1/16 LN TH N00DEG12'12"W740.11' ALG W LN TO NLY R/W OF M-28 TO POB; TH N00DEG12'12"W 17.89'; TH N43DEG51'E 24.33'; TH N46DEG 04'30"W 19.72'; TH S44DEGW 3.95' TO W LN TH N00DEG12'12"W 175.48' ALG W LN TO SLY R/W OF OLD M-28; TH S60DEG09'34"E 106.29';TH S60DEG48' 34"E 211.71' ALG SLY R/W; TH S29DEG11' 26"W 235.8' TO NLY R/W OF M-28; TH N47 DEG01'35"W 220.4' TO POB	BARNES JACK & NANCY, owners
007-066-017-30	SEC 16 T47N R21W .747 A PT OF GL-3 BEG AT W 1/4 COR; TH S00DEG 17'05"E 1338.63';TH S89DEG45'50"E 1313.73'; TH N00DEG12'12"W 740.11'; TH S47DEG01'35"E 220.4' TO POB; TH N29DEG11'26"E 235.8'; TH S60DEG48'34" E 130'; TH S29DEG 11'26"W 264.49'; TH N48 DEG21'55"W 133.13' TO POB (PARCEL B)	VERHAMME, MICHAEL & BARBARA, owners
007-066-017-35	SEC 16 T47N R21W .83 A PARCEL C PT OF GL-3 BEG AT W 1/4 COR; TH S00DEG 17'05"E 1338.63'; TH S89DEG45'50"E 1313.73'; TH N00DEG12'12"W 740.11'; TH S 47DEG31'50"E353.51' TO POB; TH N29DEG 11'26"E 264.49'; TH S60DEG48'34"E 130'; TH S29DEG11'26"W 290.79'; TH N49DEG22' 18"W 132.63' TO POB	VERHAMME, MICHAEL & BARBARA, owners
007-066-027-00	Part of Government Lot 3, Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner; thence N00007'16"W, 1082.59' along the NorthSouth 1/4 line to the Northerly Right-of-Way (R/W) line of Highway M-28(150' R/W); thence Northwesterly, 836.91' along said Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 06°20'20" and a chord bearing N55°36'47"W, 836.48' to the POINT OF BEGINNING; thence continuing Northwesterly, 340.74' along said Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 02°34'51" and a chord bearing N51°09'11"W, 340.71'; thence N29°11'26"E, 232.53'; thence S59°42'34"E, 350.76'; thence S32°11'12"W, 283.34' to the POINT OF BEGINNING, containing 2.05 Acres. (2014 SPLIT) (parcel 1A)	BIEBEL JARROD E & AMY D, TRUST
007-066-029-00	Part of Government Lot 3 Section 16, Town 47 North, Range 21 West, Onota Township, Al-er County, Michigan more fully described as Commencing at the Southeast corner of section 16; thence N89033'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner; thence N00007'16"W, 1082.59' along the NorthSouth 1/4 line to the Northerly Right-of-Way (R/W) line of Highway M-28(150' R/W); thence Northwesterly, 489.81' along said R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 03°42'36" and a chord bearingN56°55'39"W, 489.72' to the POINT OF BEGINNING; thence continuing Northwesterly, 347.10' along said Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 02°37'45" and a chord bearing N53°45'29"W, 347.07'; thence N32°11'12"E, 283.34'; thence S63039'52"E, 345.75'; thence S31°48'39"W, 343.14' to the POINT OF BEGINNING, containing 2.49 Acres. (parcel 2A)	CUNNINGHAM TERESA, owner
007-066-034-00	Part of Government Lots 3 and 4 and part of the Southeast 1/4 of the Southwest 1/4, Section 16, Town 47 North, Range 21 West, Onota Township, Alger County, Michigan more fully described as Commencing at the Southeast corner of Section 16; thence N89°33'11"W, 2623.73' along the South line of Section 16 to the South 1/4 corner; thence NOOo07'16"W, 1082.59' along the NorthSouth 1/4 line to the Northerly Right-of-Way (R/W) line of Highway M-28 (150' R/W);i thence Northwesterly, 187.24' along the Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 01°25'06" and a chord bearing N58004'24"W, 187.24' to the POINT OF BEGINNING; thence continuing Northwesterly,302.57' along said Northerly R/W line on the arc of a 7564.44' radius curve to the right, delta angle of 02°17'30" and a chord bearing N56°13'06"W, 302.55'; thence N31048'39"E, 343.14'; thence S72°44'02"E, 410.00'; thence S43°30'20"W, 466.18' to the POINT OF BEGINNING, containing 3.17 Acres. (parcel 3A)	ANDERSON FAMILY, TRUST

Scaled Map:



Name and Address of Petitioners: Full Time Residents (signatures at the end of this document)

Jack and Nancy Barnes
E3446 Old M28

Bill and Molly Carmody
E3618 M28

Sharleen Christensen
E3695 Old M28

Kyle and Linda Cork
E3441 Old M28

Shelly Davis
E3654 Old M28

Sue Graves
E3626 Old M28

Bill and Lisa Hanson
E3384 Old M28

Larry and Kathy Heimberger
E3738 Old M28

Vince and Debbie Luoma
E3736 Old M28

Mitchell Mattson
E3394 Old M28

John and Becky Shauver
E3408 Old M28

Jack Barnes, Old M28

Jack Barnes

Nancy Barnes, Old M28

Nancy Barnes

Tony Barnes, Old M28

Tony Barnes

Erin Barnes, Old M28

E. Barnes

Bill Carmody, Old M28

Bill Carmody

Molly Carmody, Old M28

Molly Carmody
Sharleen Christensen
Sharleen Christiansen, Old M28

Kyle H. Cork

Kyle Cork, Old M8

Linda Cork, Old M28

Linda Cork

Shelly Davis, Old M28

Shelley Davis

Kim Davis, Old M28

Kim Davis

Sue Graves, Old M28

Sue Graves

Bill Hanson, Old M28

Bill Hanson

Lisa Hanson, Old M 28

Lisa Hanson

Kathy Heimberger, Old M28

Kathie Heimburger

Larry Heimberger, Old M28

Larry Heimburger

Vince Luoma, Old M28

Vince Luoma

Debbie Luoma, Old M28

Deborah R. Luoma

Becky Shauver, Old M28

Becky Shauver
John Shauver
John Shauver, Old M28

Mitchell Mattson

Mitchell Mattson, Old M28

Written Statement

Rezoning the area of Old M28 to Lakeshores and Rivers (LS/R) is warranted for 6 reasons:

1. The **current land use**: Old M28 is 100 percent residential and is located on the lakeshore.
2. The **Zoning Ordinance** indicates the goal of LS/R is to, “establish and maintain for low intensity recreational and single-family residential use and occupancy, those areas with frontage on lakes and rivers.” This aligns accurately with current land use as mentioned in #1.
3. The **Master Plan** is intended to “address evolving land use issues” and is considered “a reliable document that informs land use decisions.” The Master Plan’s survey found that the majority of residents already believe “there is a good balance of owner-occupied homes & rentals”, thus indicating a zoning that allows no further short-term rentals (LS/R) is consistent with the Master Plan.
4. The executive director of **CUPPAD, Dotty LaJoye**, recommended rezoning as a solution to the land use conflict present in Shelter Bay (Exhibit A).
5. The **Zoning Administrator**, Jason McCarthy, supported the logic to rezone Old M28.
6. The full time **residents of Old M28** (as evidenced by number of signatures on joint petition) as well as residents of the surrounding areas of Shelter Bay (as evidenced by Exhibit C, previous records on file at the township, and comments made by the vast majority of residents at public meetings) support rezoning Old M28 to LS/R.

Over the last eight months, over 40 residents of Shelter Bay have submitted multiple requests to the Onota Township Planning Commission to rezone the area of Shelter Bay to Lakeshores and Rivers (Exhibits C, D, & E). At the November meeting, the Planning Commission stated, without evidence, that they did not support rezoning. Therefore, a rezoning petition is the next logical step.

BACKGROUND AND SUPPORT
FOR REZONING

Onota Township Planning Commission

Re: Amendment of Old M28 Town Development to Lakeshores and Rivers

Dear Members of the Planning Commission (PC),

Thank you for your service and dedication to our community. The PC has given much time and patience to the community in the addressing of short term rentals (STRs), particularly in Shelter Bay.

Although we acknowledge your efforts to address short term rentals, it does not resolve the land use conflict that is present in Shelter Bay's Town Development (TD) district. Over the last 8 months, residents of Shelter Bay have proposed rezoning initiatives, but no changes in zoning have taken place (Exhibits C, D, and E).

Because of this, the concerned citizens of Shelter Bay have submitted a Zoning Map Amendment to the zoning administrator, Jason McCarthy, to rezone Old M28 (NE of M28) to Lakeshores and Rivers (LS/R). As both the Master Plan and Zoning Ordinance require by law a review of evolving land issues, we hope that you will carefully consider a decision to rezone based on the following:

1. **Current land use** in Shelter Bay shows that 51 out of 53 properties are classified as residential, indicating a land use conflict because Shelter Bay currently is not zoned as residential (CUPPAD; Exhibit A). The area of Old M28, in particular, is 100 percent residential, making rezoning of Old M28 necessary to reflect current land use, as required by the Master Plan and Zoning Ordinance.
2. According to the **Zoning Ordinance**, the intent of LS/R is to "establish and maintain for low intensity recreational and single-family residential use and occupancy, those areas with frontage on lakes and rivers." Because Old M28 is on the lakeshore and is 100 percent residential, it should be zoned accordingly.

3. **CUPPAD** promoted the idea of rezoning TD to LS/R months ago as a means of "alleviating the proliferation of STRs and to reduce additional land use conflicts" (Exhibit A). Since Old M28 is a residential area that is zoned as Town Development, future land use conflicts will arise if rezoning does not take place, thus making rezoning a necessary change.
4. The **Zoning Administrator**, Jason McCarthy, has supported the logic of this change.
5. The **Master Plan**, which serves as the guiding document for the township and serves as the framework for "addressing evolving land use issues" and "informing land use decisions," supports this change in at least four different sections, which are cited at the end of this letter (Exhibit B). Members of the Planning Commission and Onota Township board are legally required to use the Master Plan to guide their decision making process, and legally must be able to support, with evidence, any change (or decision not to change) that is consistent with the current land use.

If the PC decides not to recommend rezoning, we expect the rationale and supporting evidence to be explicitly referenced in any contrary decision rather than a previous public statement of, "I don't believe rezoning is the way to go." That reasoning may be lawfully considered an "arbitrary and capricious" act by the PC subject to legal challenge by any concerned resident. We also expect all discussions between members to occur at public meetings as legally required by the Open Meetings Act, not prior to meetings as previously witnessed and recorded.

6. **Forty residents** from Shelter Bay and Deer Lake wrote letters, (Exhibit C) and attended meetings requesting rezoning based on safety and sanitation concerns regarding traffic on the road and trash, animal feces, and septic concerns that are now documented. These same people have made their needs regarding safety, health, and welfare known, yet have heard members of the PC state, to the effect that, "rezoning would be too difficult." In fact, it is more likely simpler to rezone as it rules out the need for more regulations as the LS/R designation is already defined. The Master Plan ensures "public health, safety, morals, order, convenience, prosperity and general welfare."

It is the job of the Planning Commission to acknowledge and respect the current land use, Master Plan and Zoning Ordinances, the recommendations by CUPPAD and the Zoning Administrator, and most importantly, your constituents, including the residents of Shelter Bay. We agree that STR regulations are needed, however, that act alone will not solve the land use conflict on Old M28 and Shelter Bay. The zoning must reflect the current land use and it currently does not, thus making rezoning necessary. These issues are not about quick fixes and one size fits all regulations. It is about doing what is right and serving as representatives of your constituents. Each of you has taken an oath to serve and represent your community by "following standards and requirements of the zoning ordinance" (Michigan Municipal League).

The attached signatures, all full time residents on Old M28, representing over a generation and a half of Shelter Bay, deserve your and the Township Board's respect and consideration. The PC is obligated and required to "protect the interests of the applicant, the neighbors, and the entire community" (Michigan Municipal League). The overwhelming evidence supports the rezoning of Old M28. A decision to the contrary, without a basis in fact, would, again, by law, be considered an arbitrary and capricious act.

8/12/2025

Onota Township Short-Term Rental Considerations

1. Rezone the Town Development (TD) district in sections 16, 17, and 21, referred to as the Shelter Bay area, to the Lake Shore and River (LS&R) district.

Background:

At one time, the Shelter Bay area was home to commercial and residential properties. Today, the Shelter Bay area is predominantly residential, as evidenced by the property classification of 401 or 402. Of the estimated 53 parcels in the Shelter Bay TD district, 51 have a property classification of 401, indicating that the property is classified as Residential Improved, or single-family homes. Two parcels are classified as 402, which is Residential Vacant.

Recommendation:

Rezone the TD district in the Shelter Bay area to LS&R. This would alleviate the proliferation of short-term rentals and reduce additional land-use conflicts between residential living and commercial rental use, as short-term rentals are not a permitted principal use in the LS&R district.

Any property currently used as a short-term rental would become a non-conforming use.

The rationale for the LS&R district over R-5, R, or RP is the lot size and the permitted principal use of residential. LS&R and TD both have a minimum lot size of one acre, which would reduce the amount of non-conforming lot sizes should the Township decide to change the Shelter Bay area from TD to LS&R. Additionally, 74 parcels in the LS&R district to the north and south of the TD Shelter Bay area are classified as 401, with 8 classified as 402, which demonstrates a consistent land use pattern.

2. Other short-term rental considerations are to include removing short-term rentals or vacation rentals as a permitted principal use in the remaining TD district. Instead, allow short-term rentals as a conditional use in the TD district. This would also render the current short-term rentals non-conforming, meaning they are essentially grandfathered in but must comply with the provisions of Article VII of the Onota Township Zoning Ordinance. Having short-term rentals regulated through zoning allows Onota Township to maintain better control over the future number of these

Exhibit B: Relevant Information from Master Plan

1. The 2021 Master Plan Survey found that the vast majority (45%) of residents believe “there is a good balance of owner-occupied homes & rentals” (Chapter 4). This indicates that rezoning Old M28 to LS/R, which allows no additional STRs, supports the majority interest.
2. Areas along Old M28 have been designated by EGLE as High Erosion Areas (Chapter 9). Rezoning to Lakeshores and Rivers would prevent additional development that could further increase erosion.
3. The following “Goals” of the Master Plan support this change:
 - a. Population growth should happen slowly so as not to conflict with the natural environment or place pressure on the Township for the provision of additional services.
 - b. Ensure there are employment and financial opportunities where reasonable while retaining the rural quality of the Township.
 - i. Remain a small bedroom community to the City of Marquette and the City of Munising.
 - Rezoning prevents the proliferation of additional businesses and supports the strategy “to avoid commercialization”
4. Chapter 13, the future land map use, indicates that Shelter Bay’s land use aligns with the goals of lakeshores and river, which is “to establish low intensity recreational and single-family residential use in areas with frontage on lakes and rivers.” It does not coincide with the definition of Town Development which is, Establishes and preserves a town district for single-family dwelling units, mobile homes and for retail commercial use that are compatible with a small-town setting and serve the residents and tourists. This district is designed for small-unincorporated town areas where a mix of residential and retail is consistent and compatible with established patterns of use and the needs of nearby residents.” Shelter Bay is not a town, contains one public business, and is located on the lakeshore.

August 2025

To: Onota Township Planning Commission

From: Shelter Bay Residents

Subject: Reclassification Options of Town Development Zone, (TD) to Lake Shore/
Rivers, Sections Affected: 16, 17 and 21

OPTION 1

Section 16 Only
Old M-28

The below named residents and concerned citizens of Onota Township are requesting the above named zoning change to the Onota Township Zoning Ordinance . The reasoning is obviously reflected in the composition of the now zoned TD district. One Hundred percent (100%) of the property owners on Old M-28 are family owned residences

This change, to LS/R is reflective and consistent with the other LS/R designations, in the Township. It will also clarify what is and what isn't allowed in the zoning district and reduce land-use conflicts. This Option 1 also allows for TD classification/ composition to continue in the current TD district, M-28 west to Shelter Bay Road.

The continuation of a TD classification on Old M-28 will only cause future issues and allow for the deterioration of the now clearly residential neighborhood. The "non conforming" uses currently in the TD district would continue under a grandfather exception.

We thank you for your attention to this pressing issue while keeping with the integrity and contemplated goals of the Master Plan. By respecting the rural nature and residential neighborhoods of the citizens of Onota Township and in Shelter Bay we will be able to enjoy the quiet solitude of our neighborhood.

Linda Longo, Shelter Bay Road E3331


Kathy Sparks, Shelter Bay Road

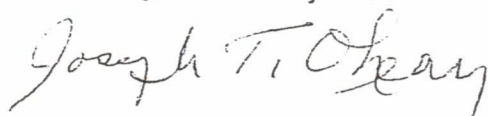

Linda Cork, Old M28


Kyle Cork, Old M28

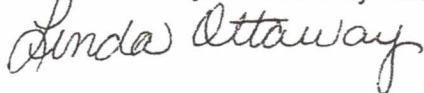
Annie O'Leary, Shelter Bay Road



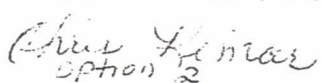
Joe O'Leary, Shelter Bay Road



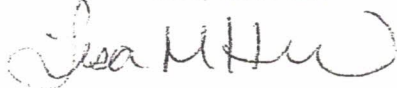
Linda Ottaway, Shelter Bay Road



Joan Johnson, Shelter Bay Road

Option (3) two only

Chris Kimar, M28

Lisa Hanson, Old M28



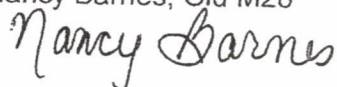
Bill Hanson, Old M28



Jack Barnes, Old M28



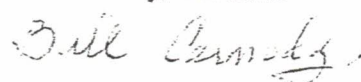
Nancy Barnes, Old M28



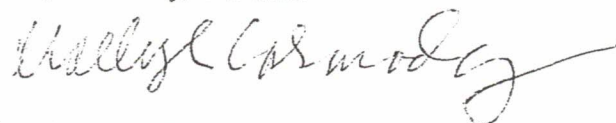
Kathie Heimbürger

Katherine Heimbürger

Bill Carmody, Old M28



Molly Carmody, Old M28



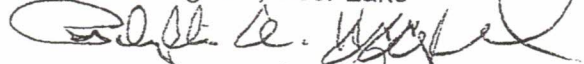
Sue Graves, Old M28



Shelly Davis, Old M28



Annie Haglund, Deer Lake




Mary DePouw, Deer Lake

Jim Soldan, Deer Lake



Therese McCarthy, Shelter Bay Rd

Mary Derricksen
Deer Lake

Mary Van Ganschoot
Dennis Van Ganschoot

Larry Heimburger

Sharleen Christensen
Sharleen Christensen

Mike Verhamme

John Shauer - OK w/option 1. Option 2 the numbers
don't add up
John Shauer

Becky Shauer
Becky Shauer

Kenneth H. Burt
Kenneth H. Burt

Terri Burt
Terri Burt

Kendall Fladung
Kendall Fladung

John H. Noyce
John H. Noyce

Marjorie A. Noyce
Marjorie Noyce

Exhibit D

Residents of Shelter Bay
Town Development District
Au Train, MI 49806

7 May 2025

Onota Township Planning Commission
PO Box 100
Deerton, MI 49822

Dear Chairperson Mahoney,

As long term residents of the Shelter Bay community, we value its authenticity and history. Most of us have lived here for 20 or more years. Recently, we have become concerned about the increased development in our area and the potential impact from short-term rentals. In the area of Shelter Bay zoned "Town Development," we have 30 residences, 20 percent of which are already short-term rentals. Just recently, a home on Old M-28 has applied to become a short term rental and another residence on M-28 is being remodeled to become a rental.

When over one-quarter of a population becomes short-term rentals, it creates a number of challenges for the residents of that community that pose a threat to its integrity. Given the vast history of Shelter Bay as a fishing village, as well as the rich history of Onota Township in general, we request that the township consider placing a moratorium on short-term rentals in our Town Development District until the Zoning Ordinances are updated. Furthermore, we ask you to consider an ordinance that would limit the number of short term rentals in a way that would ensure the integrity of our community.

We thank you for your time and consideration of this matter.

Sincerely,

Sarah Kimar
Bill Carmody
Chris Kimar
Molly Carmody
Sandra Drury
Linda Mathieu
James Mathieu
Jessica Mathieu
Michael Notorangelo

Mike McHaney
Mary Ann McHaney
Lisa Hanson
Bill Hanson
Linda Cork
Kyle Cork
Shelly Davis
Sue Graves

Exhibit E

June 8, 2025

To: Onota Township Board

From: Resident, Bill

Re: Short Term Rentals, (STR)

Mr. Chairman and Board members,

As a follow up to the concerns voiced at last months meetings we are asking the Board to consider acting on the following measures now or in the near future.

1. Pass by way of a motion to:
 - a. Move to place a moratorium of no less than 12 months on short term rentals, (STRs) immediately and publish the same. This will allow the Board or sub-committee a chance to review all zoning districts for the appropriate number of STRs in each zoning classification.
2. Consider a maximum number of STRs in each zoning district not to exceed 25% in each zoning district, unless otherwise approved by the Board,
3. Identify, by number, ie. 1,2, 3, any zoning district that has more than one non contiguous zoning classification;
For example, Town Development, (TD) has three non contiguous zoning parcels, Deerton (1), Shelter Bay (2) and Autrain Bay (3) which should be separately identified,
4. Consider reclassifying TD 2. ie. (Deer Lake, Shelter Bay, Rock River) as Residential (R) or LS/Recreational to conform with current occupational status,
5. Consider commissioning a sub committee to review current zoning matters, three members, two officials, one from Planing Commission, one Board member, and one resident at large, (non STR holder)

Thank you for any consideration given these thoughts.

Respectfully,

Bill Carmody