

**Wilber Township
Iosco County
Planning Commission Meeting Agenda
October 9, 2025
Approved Minutes**

Call to Order: Chairman Bob Golka called the meeting to order at 8:AM

Roll was called:

Present: Mary Pingot, Nik Alda, Deb Mioduch, Chairman Bob Golka

Absent: Heather Miller.

Guests: Heather Runyan and Denise Cline, NEMCOG and Mark Nunn.

Motion by Mioduch, seconded by Alda to approve June 12, 2025, regular meeting minutes. All ayes, motion carried.

Additions to Agenda: None

1st Public Comment: None

New Business: None noted

Unfinished Business:

1. Master Plan Review – Grant Project

Presentation and discussion were led by Heather Runyan and Denise Cline, NEMCOG.

Key items discussed (summarized for the record):

- Master Plan (MP) structure being reorganized with goals moved forward in the document.
- Color-coded draft reviewed.
- Goal 1 – Small Town Character: wording on “high density” to be revised.
- Goal 2 – Education: PC agreed to generalize education language; Wilber does not operate educational facilities.
- Health Care Goal: PC agreed to remove this goal; Township has no role in regional healthcare.
- Roads & Transportation Goals: reviewed; remove duplication regarding safety; remove references to controlling road materials.
- Emergency Services & Facilities: interest in evaluating Township Hall for emergency shelter → generator/propane upgrades may qualify for grant opportunity.
- Natural Resources: Add stronger language regarding development impacts and water quality protection.
- Land Use & Agriculture: remove “flexible land use” phrasing; retain general land use policy language.
- Housing Goals:
 - Revisit clustering / accessory dwelling options
 - Ensure MP aligns with existing Zoning Ordinance (ZO)

- Additional research to be conducted on pre-approved housing plans / ADA-accessible options
- Forestry Goals: may consolidate with Natural Resources.
- Solar & Wind: required to be addressed by State law; approach to be reconsidered during ZO updates.
- Utilities: remove natural gas expansion language – outside Township control.
- Historical / Census Content: data to be condensed for clarity and accuracy.

All redlines and revisions will be incorporated into the next working draft for PC review.

1. Denise Cline – Zoning Meeting (November). Board approved creating a Special Meeting for November 13th at 8:00 a.m. for discussion of the ZO.
2. Zoning Amendments Considerations: There was a folder found regarding zoning considerations. Will mail out to everyone so they can review and add to this list. Bob G., noted that many of these came from Ron, ZA.

Correspondence: None Noted

Media: None Noted

Announcements: NEMCOG dinner hand out in packet. Land bank will be speaking. Reminder that we have free training through MTA that the Board of Trustees approved for a one-year membership.

2nd Public Comment Period: Mark Nunn discussed accessory building setbacks and the possibility of allowing such buildings in front yards. NEMCOG will provide sample amendment language.

Adjournment: Moved by Deb Mioduch and seconded by Nick Alda. Motion carried.

Meeting adjourned at 10:26 am.

Respectfully submitted,

_____/s/_____
Mary A Pingot, Secretary