

**Wilber Township
Iosco County
Special Planning Commission Meeting
November 13, 2025
8:00 AM**

Call to Order

Roll Call:

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 October 9, 2025, regular meeting minutes. All ayes, motion carried.

Additions to Agenda: None

1st Public Comment: None

New Business:

1. Presentation and discussion were led by Denise Cline, NEMCOG, regarding amending the Zoning Ordinance Chapter 1 and Chapter 2

Grant finalization is due February, 2027 so we have plenty of time to work on updating the Zoning Ordinance. A detail legal review was done on two other township that are like ours, so the legal recommendations are being applied to the Wilber ZO also.

Review of Sections 1 Purpose and Authority: Copy provided by NEMCOG has red additions also the strikeouts of the portions being recommended

Two provisions were added regarding establishing districts, establishing land development regulations and the State Enabling Act that allows us to have districts. The paragraph regarding tax levy is being removed because the ZO should not reference tax levy.

Review of Section 2: Definitions.

Review of Applying to Text, Section 2.01, was discussed only NEMCOG proposed changes being created.

Review of Definitions, Section 2.02

“Property” was recommended by legal council to replace with “lot”. There is a difference between the word “lot” and the word “zoning lot” because the word “zoning lot” could be multiple lots together, used for one purpose. The word “lot” is an individual “lot”.

The word “Means” after each defining word, will be removed because it is redundant to the section.

Adul Foster Care is updated to coincide with the Adult Foster Care Act.

Aggrieved Person is updated per legal decision. Denise said some township attorneys prefer to not include it, but she was provided permission to talk to our attorney and will verify he will recommend the inclusion for Wilber Township.

Agricultural Tourism Business updated to include Farm Stays.

Modified B&B/Tourist Home and a Short-Term Rental and Airbnb changes on whether owner occupied and how long someone stays in one of these homes.

Denise, NEMCOG, clarified what has been happening at the State level and what are Township options. She recommends addressing it at a local zoning because developers would rather come to the local level for approval than go to the State. The fact that we have a lot of National Forest is not cause to believe we are immune. Denise will provide us with a restrictive ordinance for us to review and adopt.

Battery Energy Storage Systems (BESS) added and will be further discussed in Section 7.

Family Child Care Home and Group Child Care Home are updated to match State definitions.

Additional definitions were added for Commercial Event Facility (i.e. Wedding Barn), Conditional Rezoning, Condominiums (Site Condominiums replacing Subdivisions), dB(A) and Decibel.

Congregate Housing definition was further discussed on if the definition should be included, or not, and if such a housing structure should be allowed in Wilber. It was discussed that it would probably be preferred not to be permitted in Wilber and would be defined as such, in the ZO.

Dwelling was modified to include Dwelling Unit and modify Dwelling, Duplex.

Data Center added and Denise, NEMCOG, will discuss with our Attorney because we have exclusionary zoning, in which we can't have an ordinance that completely prohibits a land usage, if it is in demand. Denise is going to verify if we can exclude it or if we are only allowed to extremely restrict usage and permission. Currently it is not allowed because it is not listed.

Additional definitions added for Electric Vehicle Charging Station.

Essential Services added wireless facilities, solar, wind and battery and data center are not included with this definition.

Discussion of Farm Markets and GAAMPS (Generally Accepted Agricultural Management Practices) and their relation to zoning. Further discussion on CAT 4 sites and if farm animals are allowed.

Further definitions regarding Farm Stay, Fence Height, Flag Lot, Food Truck, Food Truck Park, Hotel.

Kennel discussed with the word "Otherwise" in if 4 or more dogs as pets are considered a kennel and need a permit.

Redefine Lot and Corner Lot per Legal Council recommendations.

Hotel and motel definitions will be combined.

Non-Participating Lot definition added along with Recreation Facility, Indoor and Outdoor.

Nuisance updated and including examples.

Open Air Business removed and replaced with Outdoor Sales and Rental Facility, Repowering, Residential Human Care Facility, Salvage Yard, Escort, Escort Agency, Human.

Practical Difficulties should not be in ZO and is being removed.

Footprint was discussed and agreed that height along with ground changes should be considered a change in "footprint".

Setback was updated per Legal Council recommendations.

Signs were discussed and per the Supreme Court, if someone needs to read a sign to know which regulation applies to it, it is an illegal regulation to protect free speech. Sign Ordinances added mural definition, sign area definition.

Solar Energy Facility was eliminated and additional definition was added for Solar Energy Facility (Utility Scale and Accessory), Solar Collection Device, Dual Use, Maximum Tilt and Minimum Tilt.

State Licensed Residential Facility updated to reference State regulations.

Television Satellite Dish removed because it is outdated.

Transitional Housing Facility added and Travel Trailer removed to reference recreational vehicle.

Variance and Wildlife-Friendly Fencing added.

Wind Energy Definitions – many were removed or added because they are no general definitions and do not fall under only Wind Energy.

Wireless Communication Facility (Ground-Mounted) added.

Yard, Yard – Front, Yard – Rear, Yard – Side modified definitions.

Zoning Jurisdiction and Zoning Variance removed.

Zoning Lot added.

Unfinished Business:

1. Brief discussion on building setback amendment for AG zoning.

Correspondence: None Noted

Media: None Noted

Announcements: January will try for our Public Hearing on the Farm Building Amendment; February Denise Cline and we will review Renewable Energy amendments; March Heather Runyan is planning on returning and continue the update of the Master Plan.

2nd Public Comment Period: Mark Nunn had a question regarding the Zoning Lot definition on page 2-46. Noted that clarification should be given if someone has two lots and they are not combined. Decides they are going to build something and the building is on both lots. Discussion pursued about lots being non-conforming.

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

Meeting adjourned at 10:08 a.m.

Respectfully submitted,

_____/s/_____
Mary A Pingot, Secretary