
WILBER TOWNSHIP NEWS

SPECIAL EDITION

Spring 2007

Township Zoning Ordinance

Wilber Township enacted its first zoning ordinance on October 1, 1979. It was updated in 1989 when an essentially new ordinance was prepared to meet the ever changing needs of the township, and to comply with state statutes and Public Acts governing municipal zoning. Since then, it has been amended xx times as laws and issues dictated. Since the complete Zoning Ordinance is in excess of 139 pages, it is not feasible to provide copies to every township property owner (although copies can be purchased from the township).

Wilber Township employs a Zoning Administrator, who is our expert on the provisions of the ordinance, and whose responsibility it is to interpret the various sections, ensure compliance, and issue zoning permits when required (a township zoning permit is not the same as a county building permit, which may also be required in addition).

Wilber Township currently is divided into six zoning districts. In an attempt to acquaint residents and property owners with some of the provisions of those districts, we are, in this special edition of the Wilber Township News, providing some information that we hope you will find useful. Specifically, the general provisions of the ordinance, as well as specifics about permitted uses for each of the six zoning districts.

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ARTICLE III

GENERAL PROVISIONS

Section 3.01 - Purpose

The purpose of General Provisions is to establish board fundamental rules, regulations and provisions which affect all Zoning Districts. Some of the General Provisions help explain or are required by Public Act 184 of 1943, "The Township Rural Zoning Act."

Section 3.02 - Existing Uses of Lands, Building and Structures

The provisions of this ordinance shall not be retroactive. At the discretion of the owners, the lawful use of any dwelling, building or structure, and of any land or premises as existing and lawful at the time of enactment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, or in the case of an amendment, then at the time of the amendment.

Section 3.03 - Scope of Ordinance

Except as provided by Sections 3.02 all land and premises shall be used and all buildings and structures shall be located, erected and used in conformity with the provisions of this Ordinance following the effective date herein.

Section 3.04 - Establishment of Zoning Districts

The Township is hereby divided into the following zoning districts as shown on the Official Zoning Map, which together with all explanatory matter shown thereon, is hereby adopted by reference and declared to be a part of this Ordinance.

Article IV: RD - Resource Development District

Article V: AR - Agricultural Residential District

Article VI: RR - Rural Residential District

Article VII: LDR - Low Density Residential District

Article VIII: CSC - Community Service Commercial District

Article IX: I - Industrial District

Article XI: PUD - Planned Unit Development District

Section 3.05 - Provisions for Official Zoning Map

These districts, so established, are bounded and defined as shown on the map entitled: "Zoning Map of Wilber Township" adopted by the Township Board, and which with all notations, references and other information appearing thereon, is hereby declared to be a part of this Ordinance and of the same force and effect as if the districts shown thereon were fully set forth herein.

Section 3.06 - Changes to Official Zoning Map

If, in accordance with the procedures of this Ordinance and of Public Act 184 of 1943, as amended, a change is made in a zoning district boundary, such change shall be made by the Township Clerk with the assistance of the Zoning

Administrator promptly after the Ordinance authorizing such change shall have been adopted and published by the Township Board. Other changes in the Zoning Map may only be made as authorized by this Ordinance and such changes, as approved, shall also be promptly made by the Township Clerk.

Section 3.07 - Authority of Official Zoning Map

Regardless of the existence of other copies of the Official Zoning Map which may from time to time be made or published, the Official Zoning Map, which shall be located in the office of the Township Clerk, shall be the final authority as to the current zoning status of any land, parcel, lot, district, use, building or structure in the Township.

Section 3.08 - Interpretation of Zoning Districts

Where uncertainty exists as to the boundaries of zoning districts as shown on the Official Zoning Map, the following rules for interpretation shall apply:

- A. A boundary indicated as approximately following the centerline of a highway, road, alley, railroad or easement shall be construed as following such centerline.
- B. A boundary indicated as approximately following a recorded lot line, a boundary of a parcel, section line, quarter section line, or other survey line shall be construed as following such line.
- C. A boundary indicated as approximately following the corporate boundary line of the township shall be construed as following such line.
- D. A boundary indicated as following a shoreline shall be construed as following such shoreline, and in the event of change in a shoreline shall be construed as following the actual shoreline.
- E. A boundary indicated as following the centerline of a stream, river, canal, lake or other body of water shall be construed as following such centerline.
- F. A boundary indicated as parallel to or an extension of a feature indicated in paragraphs A through E above shall be so construed.
- G. A distance not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- H. All questions concerning the exact location of boundary lines of any zoning district not clearly shown on the Official Zoning Map shall be determined by the Zoning Board of Appeals consistent with the intent and purpose of this Ordinance.

TOWNSHIP DIRECTORY

Supervisor: Howard Alverson	989-362-2498
Clerk: Robert D. White	989-362-5410
Treasurer: Steve Ferguson	989-362-5410
Trustee: Sally Krueger	989-362-2510
Trustee: Ashley Beaver	989-362-6343
Zoning Administrator:	
Frank Klinger	989-362-2247
Assessor: Robert Boschma	989-739-9160
or	989-362-4387
Cemetery Sexton: Dave Mioduch	989-362-8222

Planning Commission:

Herbert Wright, Chair	989-362-5479
Kelly Zidick, Vice-Chair	989-362-0969
Sally Krueger, Secretary	989-362-2510
Frank Kassuba, Member	989-362-8515
Kendall Krause, Member	989-362-5512
Larry Alda, Member	989-362-5187
Robert Golka, Member.	989-362-7047

Calendar of Events

REGULAR TOWNSHIP BOARD MEETINGS ARE HELD ON THE FIRST MONDAY OF EACH MONTH AT 7:00 PM AT THE TOWNSHIP HALL. WHEN THE FIRST MONDAY IS A HOLIDAY OR HOLIDAY-OBSERVED, MEETINGS ARE THE FOLLOWING TUESDAY. SPECIAL MEETINGS OF THE TOWNSHIP BOARD ARE POSTED ON THE TOWNSHIP HALL BULLETIN BOARD.

PLANNING COMMISSION MEETINGS FOR 2007 ARE SCHEDULED FOR APRIL 12TH, JUNE 14TH, AUGUST 9TH, OCTOBER 11TH, AND DECEMBER 13TH. MEETING TIMES ARE 7:00 P.M. SPECIAL MEETINGS ARE HELD UPON REQUEST, OR AS NEEDED.

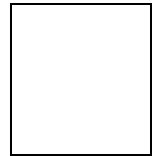
Section 3.09 - Applications and Interpretation of Regulations

The regulations established by this Ordinance within each zoning district shall be the minimum regulations for promoting and protecting the public health, safety, and general welfare and shall be uniform for each permitted or approved use of land or building, dwelling and structure throughout each district. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this Ordinance, the Zoning Board of Appeals shall have power in passing upon appeals to vary or modify any rules, regulations or provisions of this Ordinance so that the intent and purpose of this Ordinance shall be observed, public safety secured and substantial justice done, all in accordance with the provisions of Article XIX of this Ordinance and MCL 125.288-125.293 as amended.

Section 3.10 - Scope of Regulations

- A. Except as may otherwise be provided in Article XIX, herein every building and structure erected, every use of any lot, building, or structure established, every structural alteration or relocation of any existing building or structure occurring, and every enlargement of, or addition to an existing use, building and structure occurring after the effective date of this Ordinance shall be subject to all regulations of this Ordinance which are applicable in the zoning district in which such use, building, or structure shall be located.
- B. All buildings and structures, unless otherwise specified in this Ordinance, shall meet all the requirements of the Construction Code whenever applicable.
- C. Uses are permitted by right only if specifically listed as principal permitted uses in the various zoning districts or is similar to such listed uses as determined by the Zoning Board of Appeals. Accessory uses are permitted as listed in the various zoning districts or if similar to such listed uses, and if such uses are clearly incidental to the permitted principal uses. Special uses are permitted as listed or if similar to the listed special uses as determined by the Zoning Board of Appeals, and if the required conditions are met.
- D. All uses, buildings, and structures shall conform to the area, placement, and height regulations of the district in which located, unless otherwise provided in this Ordinance.

Wilber Township
3120 Sherman Road
East Tawas, MI 48730-9784



ADDRESS SERVICE REQUESTED

Comments about the newsletter, as well as information and topics you would like to see included in future editions should be submitted to me *in writing*.

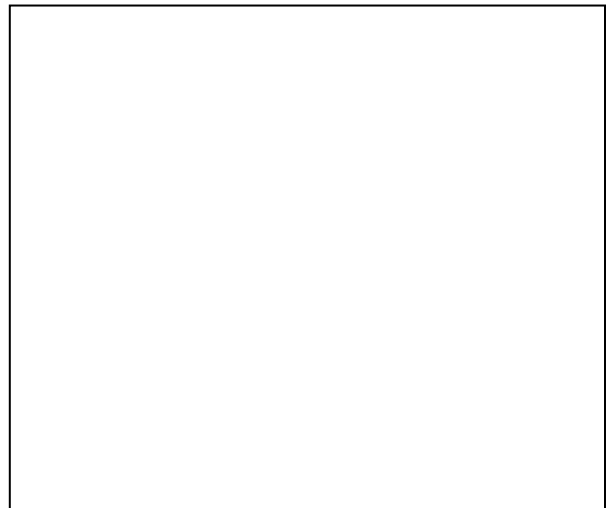
Robert D. White

3120 Sherman Road

East Tawas, MI 48730 or,

E-mailed to: wilbertp@alpenacc.net

If e-mailing, use "Township News" in the subject.



Burning Permits

Effective immediately, there is a new procedure and a new telephone number for obtaining burning permits. can call the Burn Permit Line at 989-362-5649.