September 8, 2026

PLANNING COMMISSION MEETING MINUTES

This being a regular meeting, the meeting was called to order at 2:00 p.m. by Iosco County Planning Commission Chairperson, Jennifer Riggs.

Commissioners Present: Finley, Danek, Kellan, and Riggs.
Absent: Rogalski.
Vacant: None.

Also Present: **Jamie Carruthers-Soboleski**, County Controller/Finance Director; **Kathleen Murphy**, Board Secretary/Housing Director; **Dan Powers**, Beckett and Raedar; **Matt Jordan**, Burleigh Township Trustee; **Wendy Hoin**, East Tawas resident; **Dan Deivin**, Oscoda resident

Call To Order/Rollcall/Pledge of Allegiance

Approval of the Agenda

Finley motions to approve the agenda with the addition of recommendation of adoption the County Master Plan to the Iosco County Board of Commissioners under New Business and Danek seconds. All ayes; motion carried.

Approval of Board Minutes June 16, 2026

Finley motions to approve the Planning Commission Minutes dated June 16, 2026, as presented and Kellan seconds. All ayes. Motion carried.

Public Comment

Dan Deivin, Oscoda resident – Solar park/data center in Arenac County. Recommends adding prohibition of non-disclosure agreements on solar parks and data center issues to the County Master Plan. Would like to have a moratorium for one year on battery storage, solar parks, and data centers.

Scheduled Public Hearing

Iosco County Master Plan

Danek motions to open Scheduled Public Hearing: Iosco County Master Plan and Finley seconds.

Carried on the following roll call: Ayes: Danek, Finley, Kellan, and Riggs. Nays: None. Absent: Rogalski. Vacant: None.

Dan Powers, Beckett and Raeder representative, reviews the Iosco County Master Plan and the six responses received during the review period. The board discusses the plan and opens the floor for public comment.

Dan Deivin, Oscoda resident – Recommends adding prohibition of non-disclosure agreements on solar parks and data center issues to the County Master Plan. Would like to have a moratorium for one year on battery storage, solar parks, and data centers.

Finley motions to close Scheduled Public Hearing: Iosco County Master Plan and Danek seconds.

Carried on the following roll call: Ayes: Danek, Finley, Kellan, and Riggs. Nays: None. Absent: Rogalski. Vacant: None.

Old Business

None.

New Business

Jamie Carruthers-Soboleski, County Controller/Finance Director – Submitting the County Master Plan to the Iosco County Board of Commissioners for Adoption

Danek motions to approve submitting the County Master Plan to the Iosco County Board of Commissioners for adoption and Finley seconds.

Carried on the following roll call: Ayes: Danek, Finley, Kellan, and Riggs. Nays: None. Absent: Rogalski. Vacant: None.

Committee Reports

A. Iosco County Airport Advisory Board

None.

B. Iosco County Parks and Recreation Commission

There have been no other grants approved since last meeting. The board discussed the Parks and Recreation groomer positions.

Administrative Report

- The CHILL grant has been extended to finish one last applicant's projects.
- Iosco County has received the reimbursement for the EGLE Recycling Infrastructure grant.
- The second Recycling Infrastructure grant from EGLE has been awarded. The funds will help open drop sites in Grant and Plainfield Townships with work starting in 2027.
- The creation of four Parks and Recreation groomer positions will be presented via resolution to the Iosco County Board of Commissioners at their next meeting.
- The DNR has approved $7,500.00 to replace the tires on the 2005 tractor and a grant amendment to complete the ORV season.

ADJOURNMENT

The business for the day having been addressed, meeting adjourned at 3:59 p.m. until 2:00 p.m. October 20, 2026. Motioned by Finley and seconded by Riggs. All ayes. Motion carried.

Respectfully:

Kathleen Murphy
Board Secretary/Housing Director

Next Regular Meeting Scheduled for October 20, 2026

Comments Received During Iosco County 63-Day Draft Review Period

COMMENT 1

Time / Date: July 06, 2026 10:12 AM

Respondent Address: 488 Miller Road Tawas City, MI 48763

Comment: Dear Members of the Iosco County Planning Commission, Thank you for the time, effort, and vision that have gone into preparing the Draft Iosco County Master Plan. Planning for the next 30 years is an important responsibility, and I appreciate the opportunity to provide comments during the public review process. My perspective comes from several different roles. My family has been involved in construction, excavation, and land development in Iosco County for many years, and through my work in senior living, I see firsthand the housing challenges that many local families face. These experiences have shown me both the opportunities and the barriers to creating housing that serves our community. I believe Iosco County has an opportunity to grow in a way that welcomes new residents, provides housing for people at every stage of life, and preserves the natural beauty that makes this county such a wonderful place to call home. Encourage Conservation-Style Development One area I believe the Master Plan could strengthen is encouraging conservation-style residential development. As housing needs continue to grow, we have an opportunity to create neighborhoods that work with the land instead of against it. Conservation-style developments allow housing to be designed around the natural landscape, preserving woodlands, waterways, wildlife habitat, mature trees, and open space while still providing quality places to live. Growth should preserve the landscapes that define Iosco County, not replace them. By encouraging this type of thoughtful development, the County can protect the natural resources that attract residents and visitors while creating neighborhoods that reflect the character of our community. Recognize Infrastructure as a Barrier to Housing The Master Plan should also recognize that one of the greatest barriers to creating new housing in rural communities is the cost of infrastructure. Extending roads, utilities, water, sewer, broadband, and other essential services is often financially challenging. These costs can make otherwise appropriate housing projects difficult to develop, particularly for local builders and family-owned development companies that are invested in the future of our communities. I encourage the County to continue exploring partnerships, infrastructure planning, grant opportunities, and other strategies that help make responsible residential development more attainable. Reducing these barriers benefits the entire community by increasing housing opportunities and supporting long-term economic growth. Expand Housing Opportunities for Older Adults As someone who works in senior living, I see every week how difficult it has become for families to find affordable housing options for aging parents. Many older adults simply want to remain in the county they have always called home, close to family, friends, healthcare providers, and the community they know. Unfortunately, affordable housing options for lower-income seniors are limited. Many rely on programs such as the Northeast Michigan Community Service Agency (NEMCSA) waiver program, yet there are very few housing opportunities available that meet both their financial and care needs. As Iosco County's population

continues to age, I encourage the County to make affordable senior housing a priority by supporting a variety of housing options, partnerships, and programs that allow older adults to age with dignity while remaining in their own community. Closing Thoughts One of the greatest strengths of Iosco County is that we do not have to choose between growth and preservation. We are a community defined by our woods, our water, our wildlife, and our small-town character. Those qualities are not obstacles to growth - they are the very reasons people choose to live here. As we plan for the future, I hope we encourage development that complements our natural landscape rather than competes with it. Thoughtful planning can provide housing for young families, older adults, and future generations while protecting the places that make Iosco County feel like home. The housing challenges facing Iosco County cannot be solved by any one sector alone. Success will require collaboration among local government, builders, developers, utility providers, housing organizations, nonprofit partners, and community leaders. By working together, we can create practical solutions that expand housing opportunities while preserving the unique character that makes our county such a special place to live. Thank you for your commitment to our community and for considering these comments as you shape the future of Iosco County. Respectfully, Shannon Klenow.

COMMENT 2

Time / Date: July 13, 2026 08:20 PM

Respondent Address: 2125 Essex Rd, National City, 48748

Comment: Develop a countywide health and wellness system that coordinates recreation, fitness, and wellness programming across municipal and nonprofit facilities throughout Iosco County. Through partnerships with local governments, healthcare providers, schools, community centers, and nonprofit organizations, expand opportunities for residents of all ages to participate in regular physical activity and social engagement. This coordinated approach should improve access to evidence-based wellness programming, reduce physical inactivity and social isolation, and support healthier, more connected communities. Physical inactivity and social isolation cannot be addressed through facilities alone. While parks, trails, and community centers provide important infrastructure, lasting improvements in community health require coordinated, countywide wellness programming that offers regular opportunities for residents to be physically active, build relationships, and engage with their communities.

COMMENT 3

Time / Date: July 16, 2026 11:06 AM

Respondent Address: 2125 Essex Rd. National City, MI 48748

Comment: The proposed Master Plan appropriately recognizes the importance of improving the overall health of Iosco County residents. However, achieving that goal will require more than parks

and trails—it will require accessible, affordable community wellness programming throughout the county. County-wide recreation should include opportunities such as group fitness classes for all ages, guided nature walks, swim lessons, before- and after-school programs, and organized youth activities that encourage lifelong healthy habits. Given the growing concern of childhood obesity, youth wellness should also be specifically addressed within the plan. As a community with a large and growing older adult population, Iosco County must prioritize programming that keeps residents active, connected, and healthy. Investing in wellness programming not only improves quality of life and long-term health outcomes, but also makes our county a more attractive place to live, work, retire, and raise a family. Community wellness programming should be identified as a priority within the Iosco County Master Plan and supported as a county-wide initiative that complements our existing parks, trails, recreational assets, and community facilities.

COMMENT 4

Time / Date: July 16, 2026 11:33 AM

Respondent Address: 153 Warren Ave. East Tawas, Michigan 48730

Comment: My comments relate to section 6. In reference to Tawas Lake. The 2026 flood shows that the incidents of flooding are occurring more often than statistically stated in the report. There is a need for better, and more comprehensive flood resources for areas prone for flooding. There is also a need to create a lake management plan for Tawas Lake. The plan indicated 3streams feed the lake but there are at least 2more. There is no known understanding of the status of the lake in its evolutional cycle. A plan will help the lake healthy. Invasive plant species is a huge problem. Finally, the boat launch on Rainbow Dr in East Tawas needs attention and the county needs to work with the DNR to open it up to the river.

COMMENT 5

Time / Date: July 16, 2026 04:25 PM

Respondent Address: 2545 N. East Drive Tawas City, MI 48763

Comment: Iosco county has a large percentage of the population who live in rural areas. There's also a high percentage of lower income families. Increasing access to wellness facilities and quality programs is vital to reducing inactivity, obesity, social isolation, depression and overall wellbeing. Yes, parks and community centers are important, but quality programming in tandem with the parks a community centers is key in providing solid guidance and instruction to the public. Teaching our children and adults healthy lifestyle changes and giving them access to quality programs, helps to improves healthy habits for life. Thereby improving the quality of life for Iosco County residents.

COMMENT 6

Time / Date: September 6, 2026 12:17 PM

Comment: Please don't forget to include solutions for the problems that short term rentals cause. There needs to be licenses or permits required and there needs to be compliance with the rules or

take away licenses. Someone needs to be in charge of enforcing compliance. It does no good to make rules or ordinances if the STR doesn't even bother to get a license and there is no penalty.

Thank you!