

CHARTER TOWNSHIP OF MONITOR  
REGULAR TOWNSHIP BOARD MEETING  
February 10, 2025

The Supervisor called the meeting to order at 5:00 p.m.

Members present: Spencer, Ferguson, Kloha, Arnold, Bellor, Meier and Meylan

Members absent: None

Also present: R. Sheppard, Attorney

Pledge of Allegiance to the flag of the United States was recited by all.

Public input was held. Motion by Bellor seconded by Meylan to extend time for resident to give input.

Motion unanimously carried.

Motion by Bellor seconded by Meylan to adopt the agendas by removing the rezoning of the township hall and the release of PA116 for J. Burke.

Motion unanimously carried.

Motion by Meylan seconded by Kloha to approve the payment of the bills \$ 268,832.21.

Roll call vote:

Yes: Meier, Meylan, Spencer, Ferguson, Kloha, Arnold, Bellor

No: None

Motion carried.

Motion by Bellor seconded by Kloha to table the Monitor township park improvement plan and create a park committee first.

Motion unanimously carried.

Motion by Bellor seconded by Meier to have the attorney prepare an agreement for State Street Academy to sign regarding use of the parking lot that is owned by the township and is located south of their building.

Roll call vote:

Yes: Meylan, Spencer, Ferguson, Kloha, Bellor, Meier

No: Arnold

Motion carried.

Motion by Bellor seconded by Meier to go into closed session at 5:31 p.m. to discuss the attorney opinion for pending litigation on 1600 S. Euclid with H. Miller.

Roll call vote:

Yes: Spencer, Ferguson, Kloha, Arnold, Bellor, Meier, Meylan

No: None

Motion carried.

Motion by Meylan seconded by Bellor to resume the public board meeting at 5:56 p.m.

Roll call vote:

Yes: Ferguson, Kloha, Arnold, Bellor, Meier, Meylan, Spencer

No: None

Motion carried.

Members present: Spencer, Ferguson, Kloha, Arnold, Bellor, Meier and Meylan

Members absent: None

Motion by Meier seconded by Meylan to table for one-month a decision on 1600 S. Euclid, meanwhile get reports from the building department (DeGrow-Inspector/Rochow-Zoning) on what is out of compliance. Instruct the attorney to file lis pendens on 1600 S. Euclid immediately.

Roll call vote:

Yes: Kloha, Arnold, Bellor, Meier, Meylan, Spencer, Ferguson

No: None

Motion carried.

Motion by Arnold seconded by Meier to rescind the motion to install the Consumers Creekwood light and instead pay the newly installed Creekwood streetlight usage bill to Bay City Electric.

Roll call vote:

Yes: Arnold, Bellor, Meier, Meylan, Kloha

No: Spencer, Ferguson

Motion carried.

Motion by Kloha seconded by Bellor to have the board sign the letter to K. Rivet, Congresswoman, to urge the Mi. governor to call a special election to fill the empty seat in the 35<sup>th</sup> District State Senate vacated when she won the November election to Congress.

Motion unanimously carried.

Motion by Kloha seconded by Meylan to grant the use of the hall for free to K. Rivet, Congresswoman, to meet with the public.

Roll call vote:

Yes: Bellor, Meier, Meylan, Spencer, Ferguson, Kloha, Arnold

No: None

Motion carried.

Motion by Bellor seconded by Meylan to adopt Resolution R-2025-001 calling for a Special Election in Support of filling the 35<sup>th</sup> State Senate seat.

Motion unanimously carried.

Motion by Meylan seconded by Bellor to have the board sign the letter to Governor Whitmer, to urge her to have a special election to fill the empty seat in the 35<sup>th</sup> District State Senate.

Motion unanimously carried.

Motion by Bellor seconded by Kloha to have introduction and first reading of Ordinance 67-M. an amendment to Ordinance 67, the Monitor Charter Township Zoning Ordinance, making changes for new definitions of structure and revising Chapter 15 regarding signs and sign definitions in Chapter 2.

Roll call vote:

Yes: Meier, Meylan, Spencer, Ferguson, Kloha, Arnold, Bellor

No: None

Motion carried.

Motion by Bellor seconded by Meier to have introduction and first reading of Ordinance 67-N, an amendment to amend the Zoning Ordinance establishing renewable energy overlay districts.

Roll call vote:

Yes: Meylan, Spencer, Ferguson, Kloha, Arnold, Bellor, Meier

No: None

Motion carried.

Motion by Bellor seconded by Meier to have introduction and first reading of Ordinance 67-O, an amendment to amend the Zoning Ordinance to regulate utility-scale battery energy storage systems.

Roll call vote:

Yes: Spencer, Ferguson, Kloha, Arnold, Bellor, Meier, Meylan

No: None

Motion carried.

Motion by Bellor seconded by Meylan to have introduction and first reading of Ordinance 67-P, an Ordinance to amend the Zoning Ordinance regarding Solar Energy systems under PA233.

Roll call vote:

Yes: Ferguson, Kloha, Arnold, Bellor, Meier, Meylan, Spencer

No: None

Motion carried.

Motion by Bellor seconded by Kloha to have introduction and first reading of Ordinance 67-Q, an Ordinance to amend the Zoning Ordinance regarding Wind Energy Conversion systems under PA233.

Roll call vote:

Yes: Kloha, Arnold, Bellor, Meier, Meylan, Spencer, Ferguson

No: None

Motion carried.

Motion by Bellor seconded by Meier to verify that the sanitary sewer accesses have been abandoned properly and cannot be reopened again per the request to reduce REU billing for Midland Bay City MHP LLC trailer park.

Roll call vote:

Yes: Arnold, Bellor, Meier, Meylan, Spencer, Ferguson, Kloha

No: None

Motion carried.

Motion by Bellor seconded by Arnold to deny the request for a reduction in sewer billing for 2712 S. Westgate based on the Resolution R-2023-009 stating that forgiveness will be one time only and a credit was given already in 2024 for this property.

Roll call vote:

Yes: Bellor, Meier, Meylan, Spencer, Ferguson, Kloha, Arnold

No: None

Motion carried.

Motion by Ferguson seconded by Kloha to refund to AJR Homes permits: #PE24-0073 & PE24-0074, for the total amount of \$187.50 as requested.

Roll call vote:

Yes: Meier, Meylan, Spencer, Ferguson, Kloha, Arnold, Bellor

No: None

Motion carried.

Motion by Meylan seconded by Bellor to approve the updated Assistant Fire Chief job description.  
Motion unanimously carried.

Motion by Bellor seconded by Kloha to appoint J. Horen to the Zoning Board of Appeals.  
Motion unanimously carried.

Motion by Bellor seconded by Kloha to appoint D. Zube to the Zoning Board of Appeals as alternate.  
Motion unanimously carried.

Motion by Kloha seconded by Meier to appoint the R. Keinbaum to the Board of Review.  
Motion unanimously carried.

Motion by Kloha seconded by Meylan to appoint the P. Wenzloff to the Board of Review.  
Motion unanimously carried.

Motion by Meylan seconded by Bellor to appoint the J. W. Eckenrod to the Board of Review.  
Motion unanimously carried.

Motion by Meylan seconded by Bellor to appoint the D. Trigg to the Board of Review as alternate.  
Motion unanimously carried.

Motion by Ferguson seconded by Arnold to make the budget adjustments for 2024 to General Fund, Public, Safety, Solid, Ponds, ARPA and Sewer.

Roll call vote:

Yes: Meylan, Spencer, Ferguson, Kloha, Arnold, Bellor, Meier

No: None

Motion carried.

Motion by Ferguson seconded by Bellor to revoke the motion from last meeting to spend the ARPA fund balance on the Steih park instead use money from General Fund.

Roll call vote:

Yes: Spencer, Ferguson, Kloha, Arnold, Bellor, Meier, Meylan

No: None

Motion carried.

Motion by Kloha seconded by Ferguson to grant use of the hall to the Lions Club on 3.12.2025 fees waived.

Roll call vote:

Yes: Ferguson, Kloha, Arnold, Bellor, Meier, Meylan, Spencer

No: None

Motion carried.

Motion by Ferguson seconded by Kloha to update the personnel policy to reflect that, as long as the law requires, sick times carries over from year to year and is not required to be paid out when the employee leaves. All unused vacation days will be carried over from year to year and must be paid out when the employee leaves.

Roll call vote:

Yes: Kloha, Arnold, Bellor, Meier, Meylan, Spencer, Ferguson

No: None

Motion carried.

Motion by Bellor seconded by Meylan to have WM start yard waste pickup two weeks later so it can run two weeks longer in the fall.

Roll call vote:

Yes: Arnold, Bellor, Meier, Meylan, Spencer, Ferguson, Kloha

No: None

Motion carried.

Motion by Bellor seconded by Kloha to adjourn at 6:56 p.m. Motion unanimously carried.

Linda Ferguson, Clerk - MIPMC