

CHARTER TOWNSHIP OF MONITOR  
SPECIAL TOWNSHIP BOARD MEETING  
February 24, 2025

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

Pledge of Allegiance was recited by all.

Members present: Spencer, Ferguson, Kloha, Bellor, Meier, Meylan  
Members absent: Arnold  
Attorney, R. Sheppard was present.

Public Input was held.

Motion by Bellor seconded by Meylan to allow interaction with both Dr. Ruff and K. Jakobi during the discussion on the non-conforming sign.  
Motion unanimously carried.

Motion by Bellor seconded by Meylan to adopt the agenda and the consent agenda.  
Motion unanimously carried.

Motion by Bellor seconded by Meier to adopt the minutes of 2.10.2025 regular meeting and closed session.  
Motion unanimously carried.

Motion by Bellor seconded by Kloha to table the State St. Academy parking lot license agreement.  
Motion unanimously carried.

Motion by Bellor seconded by Meier to have second reading and adoption 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: Meylan, Spencer, Ferguson, Kloha, Bellor, Meier  
No: None  
Absent: Arnold  
Motion carried.

Motion by Bellor seconded by Kloha to have second reading and adoption of Ordinance 67-N, an ordinance to amend the zoning ordinance establishing renewable energy overlay districts.  
Roll call vote:  
Yes: Spencer, Ferguson, Kloha, Bellor, Meier, Meylan  
No: None  
Absent: Arnold  
Motion carried.

Motion by Meier seconded by Bellor to have second reading and adoption of Ordinance 67-O, an ordinance to amend the zoning ordinance to regulate utility-scale battery energy storage systems.  
Roll call vote:

Yes: Ferguson, Kloha, Bellor, Meier, Meylan, Spencer  
No: None  
Absent: Arnold  
Motion carried.

Motion by Bellor seconded by Meylan to have second reading and adoption of Ordinance 67-P, an ordinance to amend the zoning ordinance regulating solar energy systems under PA233.

Roll call vote:  
Yes: Kloha, Bellor, Meier, Meylan, Spencer, Ferguson  
No: None  
Absent: Arnold  
Motion carried.

Motion by Bellor seconded by Kloha to have second reading and adoption of Ordinance 67-Q, an ordinance to amend the zoning ordinance regarding wind energy conversion systems under PA233.

Roll call vote:  
Yes: Bellor, Meier, Meylan, Spencer, Ferguson, Kloha  
No: None  
Absent: Arnold  
Motion carried.

Motion by Bellor seconded by Meylan to approve a park committee composed of the Supervisor, Treasurer and Clerk.

Roll call vote:  
Yes: Meier, Meylan, Spencer, Ferguson, Kloha, Bellor  
No: None  
Absent: Arnold  
Motion carried.

Motion by Meylan seconded by Meier to approve the use of the township hall for a town hall meeting for improvements to the township park.

Roll call vote:  
Yes: Meylan, Spencer, Ferguson, Kloha, Bellor, Meier  
No: None  
Absent: Arnold  
Motion carried.

Motion by Bellor seconded by Kloha to approve the reinstallation and permit for the non-conforming sign at 1631 Midland Road for Dr. R. Ruff with the following changes: sign will be reduced to original the 28.5' size each side, the digital sign is on only from dawn to dusk, the sign will be lowered back down by removing the bottom part. This is to compromise a potential claim and litigation between the Township and Dr. Ruff so the board can settle on it as opposed to the zoning board or the planning commission with a special use permit.

Roll call vote:  
Yes: Spencer, Ferguson, Kloha, Bellor, Meier, Meylan  
No: None  
Absent: Arnold  
Motion carried.

Motion by Bellor seconded by Meylan to table the discussion on residential hens.

Motion unanimously carried.

Motion by Ferguson seconded by Kloha to continue the 5:00 p.m. board meetings.

Roll call vote:

Yes: Ferguson, Kloha, Meylan, Spencer

No: Bellor, Meier

Absent: Arnold

Motion carried.

Motion by Ferguson seconded by Bellor to approve the 2024 budget adjustments.

Roll call vote:

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

No: None

Absent: Arnold

Motion carried.

Motion by Bellor seconded by Meier to approve signing of the Weinlander Fitzhugh audit agreement for 2024.

Roll call vote:

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

No: None

Absent: Arnold

Motion carried.

Motion by Meylan seconded by Kloha to adjourn at 6:16 p.m.

Motion unanimously carried.

Linda K. Ferguson, Clerk MiPMC  
Charter Township of Monitor