

CHARTER TOWNSHIP OF MONITOR
REGULAR PLANNING COMMISSION MEETING
November 4th, 2025

The meeting was called to order by Chairman Amy Shabluk at 6:00 pm.

The Pledge of Allegiance of the United States of America was recited by all present.

Members present: A. Shabluk, B. Walsh, B. Reder, J. Bellor
Members excused: C. Schweitzer, E. Rosenbrock, A. Peckham
Also present: R. Sheppard, Attorney, D. Scherzer, Township Engineer/Planner

*Motion by Reder, supported by Walsh to approve the agenda as presented.
Motion carried.*

*Motion by Reder, supported by Walsch to approve the minutes of August 18th, 2025, as presented.
Motion carried.*

Public Input

Public input opened at 6:01p.m.

V. Begick addressed the Planning Commission regarding nonconforming uses and how the expire after one year of non-use. Mr. Begick is in favor of adding this into the ordinance as a permitted use by special use permit.

J. Herbolsheimer addressed the Planning commission regarding his concerns about the current ordinance. He feels it is extremely restricted and that there is a lack of communication partly due to the ordinance.

Public input closed at 6:15 p.m.

Items for Consideration

09-100-021-100-260-02

Joseph Gwizdala

1280 E North Union Rd

Special Use Waiver

Sheppard provided background information regarding Mr. Gwizdala's request for a special use permit.

Sheppard explained that Mr. Gwizdala has submitted an application for a land division to separate the existing residence from the surrounding farmland in preparation for selling the house. Several accessory structures on the property do not meet the setback requirements necessary to approve the land division. Due to time constraints related to the purchase agreement, Mr. Gwizdala is requesting approval to retain the accessory buildings temporarily for

the purpose of completing the land division and sale, with the intent to demolish them at a later date.

Scherzer addressed the Planning Commission regarding Spicer Group's review and recommendation to approve the request, subject to the following conditions:

1. The shed, outbuilding, and tool shed must be demolished following completion of the land division and sale of the property to ensure compliance with ordinance requirements.
2. A document must be executed and recorded with the Register of Deeds notifying any future purchaser of the parcel of all terms and conditions associated with the special use permit.

Shabluk inquired who would be responsible for ensuring compliance with these conditions should the Planning Commission grant approval.

Discussion ensued among members.

Mr. Gwizdala stated that the purchaser is aware of the demolition requirement and intends to have the buildings removed within one year. He also noted that the purchaser wishes to retain one of the outbuildings.

Sheppard advised that it would be more practical to remove all existing accessory structures within one year, and that the purchaser may apply for a permit to construct a new pole building in the future if desired.

Motion by Bellor, supported by Reder, to approve the special use waiver contingent upon Spicer Group's recommended conditions being met and the demolition of the accessory buildings being completed within one year.

Yes: Shabluk, Walsh, Reder, Bellor

No: None

Excused: Schweitzer, Rosenbrock, Peckham

Motion carried.

Section 6.03: Amendment to Permitted Uses with Special Use Permit

Sheppard provided comments regarding Mr. Herbolsheimer's interest in purchasing Rick Schmidt's Antique Store. He explained that the antique store's nonconforming use had lapsed, as it had not been in operation for a twelve-month period, resulting in the expiration of that use status.

Sheppard stated that he had discussed this ongoing issue with Mr. Spencer, noting that similar situations have occurred within the Township—such as with the individual attempting to sell sheds down the road and with the former veterinary clinic. These buildings often remain vacant and deteriorate over time if they cannot be repurposed under current zoning regulations.

Sheppard requested that the Planning Commission review Chapter 9 – General Business District, Section 9.03(F), which allows the Commission, by special use permit, to authorize “any other retail business or service establishment determined to be of the same general character as the permitted uses listed.”

He further explained that because the antique store is located in a residential zone, the Commission should discuss what types of uses they would like to allow and which they would not. Sheppard recommended establishing clear limits rather than addressing such matters solely on a case-by-case basis.

Sheppard compared this concept to the Schauman property, where the condominiums at Midland Road and Two Mile Road were rezoned through conditional zoning. He suggested that a similar approach could be used in residential zones, allowing rehabilitation of existing buildings through the submission of plans to the Planning Commission, with restrictions applied through the approval process.

Shabluk asked whether such matters would still be handled on a case-by-case basis.

Sheppard confirmed that special use permits are inherently reviewed case by case but emphasized that the ordinance could include defined criteria and limitations. He noted the importance of preventing incompatible uses—such as industrial or machine shop operations—in residential areas. The Planning Commission must determine how far they wish to expand, limit, and define allowable special uses.

Scherzer added that many properties within the Township will likely require special use permits in the future, as the current ordinance restricts the rehabilitation of former commercial buildings, leaving them at risk of deterioration.

Reder questioned whether the Commission could consider the antique store specifically at this time, since a potential buyer was present at the meeting.

Sheppard responded that to proceed legally, the Township must first amend the zoning ordinance, as it currently does not allow special use permits in residential zones for the repurposing or rehabilitation of former commercial structures.

Reder then asked how Mr. Schmidt had previously been able to operate the antique store.

Sheppard explained that evidence showed the store had not ceased operation for more than twelve months and had maintained its nonconforming status. Under the existing ordinance, if a nonconforming use is discontinued for more than a year, that use is lost permanently.

Sheppard suggested that he and Scherzer collaborate—pending Planning Commission authorization—to draft an amendment to the ordinance addressing this issue.

Discussion ensued among members.

Mr. J. Herbolsheimer addressed the Commission, presenting his ideas for the property should he proceed with the purchase.

Motion by Bellor, supported by Reder, to table the discussion for 30 days in order to obtain the necessary information from Jessica regarding the Two Mile and Midland Road stipulations regarding their conditional rezoning, and allow Sheppard time to propose an amendment. Motion unanimously carried.

Data Centers

T. Spencer addressed the Planning Commission, noting that he was approached by representatives from the Bay Area Chamber of Commerce, who requested a meeting to discuss data centers in the region.

T. Spencer advised that if any party has a specific proposal regarding data centers, they should present it directly to the Planning Commission for review. He expressed concern that the Township's current zoning ordinance does not address or define data centers as a permitted or special use.

T. Spencer recommended that the Planning Commission conduct research into how other municipalities are regulating data centers and begin preparing guidance or ordinance language to determine whether such uses are appropriate for the Township.

Discussion ensued among members.

Motion by Bellor, supported by Reder to table data center discussion until the chair is furnished with the appropriate documents of data centers. Motion unanimously carried.

Communications

Bellor acknowledge receipt of communications.

Motion unanimously carried.

Motion by Walsh, supported by Reder to adjourn the meeting.

Meeting adjourned at 7:01 p.m.

Respectfully submitted,

Bill Reder
Acting Secretary
S/jjh