

CHARTER TOWNSHIP OF MONITOR
SPECIAL TOWNSHIP BOARD MEETING
December 29, 2025

The Supervisor called the meeting to order at 10:00 a.m.

Pledge of Allegiance was recited by all.

Members present: Spencer, Stewart, Kloha, Arnold, Bellor, Meier, Meylan

Members absent: None

Attorney, R. Sheppard was present.

Public Input was held.

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

Motion carried.

Motion by Kloha seconded by Stewart to hire J. Gustin as the full-time Building Official, Ordinance Administrator, and Zoning and Code enforcement Officer, salary \$80,000.

Roll call vote:

Yes: Spencer, Stewart, Kloha, Meier, Meylan

No: Arnold, Bellor

Motion carried.

Motion by Bellor seconded by Kloha to amend the agenda to add the starting date of Jan. 19th for J. Gustin, building official. To establish an end date for D. Rochow. D. DeGrow, building official, interjected that his resignation is effective today 12.29.

Roll call vote:

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

No: Arnold

Motion carried.

Motion by Stewart seconded by Kloha to establish an end date for D. Rochow at the 2.9.2025 board meeting.

Roll call vote:

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

No: Arnold

Motion carried.

Motion by Bellor seconded by Meier to allow a single wall to be built in the building at 1600 S. Euclid to divide the flower shop and add a yoga studio, subject to filing a revised site plan within 60 days with the township.

Roll call vote:

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

No: None

Motion carried.

Motion by Arnold seconded by Meylan to have the attorney check into the law regarding expiration dates of permits in the building department.

Roll call vote:

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

No: None
Motion carried.

Motion by Bellor seconded by Kloha to have introduction and first reading of Ordinance 67-T to rezone a 4.785 acre parcel located at the southeast ¼ of Section 21, Town 14 North, Range 4 East, Monitor Township, Bay County, MI from Agricultural (AG) to General Business District (C).

Roll call vote:

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

No: None

Motion carried.

Motion by Bellor seconded by Meier to table employee wage discussion to next meeting.

Motion unanimously carried.

Motion by Stewart seconded by Kloha to change the adoption of agenda and to amend Resolution R-2025-006 Elected Officials wage increase to 1 ½%, down from the 3% Cost of Living.

Roll call vote:

Yes: Meylan, Spencer, Stewart, Kloha, Bellor

No: Meier, Arnold

Motion carried.

Motion by Kloha seconded by Stewart to amend the agenda include updating the General Appropriations Act for 2026, R-2025-007, to account for the reduction of the Elected Officials Salary to an increase of 1 ½%, down from the 3% Cost of Living originally calculated.

Roll call vote:

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

No: None

Motion carried.

Motion by Stewart seconded by Kloha to make the 2025 budget adjustments as presented for General Fund, Public Safety, Solid Waste, Building Dept., Road Improvements, and Sewer Fund.

Roll call vote:

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

No: Arnold

Motion carried.

Motion by Meylan seconded by Bellor to adjourn at 11:58 a.m.

Linda K. Stewart, Clerk MiPMC
Charter Township of Monitor