

CHARTER TOWNSHIP OF MONITOR
SPECIAL TOWNSHIP BOARD MEETING
March 23, 2026

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

Pledge of Allegiance was recited by all.

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

Members absent: None

Township Attorney was present.

Public Input was held.

Motion by Stewart was seconded by Kloha to adopt the agenda with the addition of Public Input for a proposed Michigan Land and Water Conservation Fund grant application and Resolution R-2026-003 Support for DNR Land and Water Conservation Fund grant application.

Roll call vote:

Yes: Spencer, Stewart, Kloha

No: Arnold, Bellor, Meier, Meylan

Motion denied.

Motion by Bellor seconded by Kloha to adopt the agenda as printed.

Roll call vote:

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

No: None

Motion carried.

Opened Public hearing for designation of revised Downtown District Boundaries for the Monitor Township Downtown Development Authority.

The expansion area was shown and the purpose and rationale for it was explained.

Joy Krueger asked if we turn this property over to the DDA and put in infrastructure whose money is it we are spending? Attorney Sheppard replied, "Every taxing jurisdiction that has an increase in value, those increased taxes will go to the D.D.A, the township, the county, the bus company, Delta college, the mosquito control, etc. ...all public entities coffers, including the township, will contribute proportionate to their millage amounts." She looked up GIS options to purchase on a parcel. Her concern is we will be spending township funds on infrastructure.

Supervisor Spencer assured her the D.D.A. board is made up of township residents, whose goal is to attract more businesses for more jobs. Securing these D.D.A borders, this district is created to capture money for the D.D.A to spend as necessary. The D.D.A. is not obligated to spend it on anything.

Elaine Kochany has concerns about what the general public feels about the D.D.A expansion, after hearing about it on TV and in the paper - that a data center wants to be attracted to the area. All of a sudden the D.D.A. wants to expand. She is not comfortable with the County agreeing to do this. Talk to other places where data centers are going in and they can't be stopped.

T. Spencer explained that has nothing to do with what we are doing today. This expansion has been in the works for years. In the last couple months people have come out and stated what they want to do. If the township decides not to collect this money, they can still come. If we expand this area and capture this money, we can attract other businesses to come. The last board was going to sunset the D.D.A.

We worked with the County to not sunset it, in order to bring jobs to this area and not decline our population. We have to bring jobs to this area.

E. Kochany stated she was here for the past D.D.A.'s that guaranteed jobs, business comes in and gets the government welfare and leave.

Spencer - the D.D.A. doesn't change the zoning. If we don't do anything they can still come.

Attorney Sheppard stated the amendment to the Zoning Ordinance for a Moratorium on Data Centers will stop them for a period of one year.

P. Meylan was concerned that there is no buffer for the residents on 4 Mile Road. The cutout on the map goes around the house that is on 4-mile.

D. Scherzer answered that would be determined at the Planning Commission level, saying you must have a buffer – it needs to be this distance to protect the property, etc. The D.D.A. doesn't have any authority to make that, it would come at site plan approval time.

Attorney - the township board ultimately votes on the zoning.

E. Arnold - lot #59 the parcel that goes out to 4-mile road should not be included.

T. Spencer - the D.D.A. has no influence on what is built or authority on the boundaries.

D. Scherzer - the concern exists whether that property is in the D.D.A. or not.

Closed Public hearing at 6:02

Motion by Bellor seconded by Stewart to remove Ordinance 67-V from the agenda and add Ordinance 67-U Declaring a Moratorium on Data Center Construction and approval for a period of one year within the Charter Township of Monitor.

Roll call vote:

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

No: Arnold

Motion carried.

Motion by Bellor seconded by Kloha to have Introduction and first reading of Ordinance 67-U Declaring a Moratorium on Data Center Construction and approval for a period of one year within the Charter Township of Monitor.

Roll call vote:

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

No: Arnold

Motion carried.

Motion by Arnold seconded by Meylan to adjourn at 6:11 p.m. Motion unanimously carried.

Linda K. Stewart, MiPMC, Clerk - Charter Township of Monitor