

CHARTER TOWNSHIP OF MONITOR
REGULAR TOWNSHIP BOARD MEETING
April 13, 2026

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

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

Absent: Stewart

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 Meier to adopt the agenda with the addition of the Bay County Road Commission Township Agreement #213407 for 2026 Road work and to approve the consent agenda.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Kloha seconded by Arnold to approve the payment of the bills \$ 98,001.17.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Bellor seconded by Kloha to adopt Resolution R-2026-004 to approve Creation of a Special Assessment District and to direct the Supervisor to prepare a Special Assessment Roll for Storm Water detention and drainage areas within the entirety of the proposed Mill Pond Meadows condominiums, located south and west of the intersection of Midland and Two Mile roads.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Kloha seconded by Bellor to adopt Resolution R-2026-005 to approve Creation of a Special Assessment District and to direct the Supervisor to prepare a Special Assessment Roll for Street Lighting for a portion of Mill Pond Meadows Condominiums.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Bellor seconded by Meylan to have introduction and first reading of Ordinance 67-V to allow uses or structures that have lost their nonconformance status due to discontinuation of the nonconformity for a period of 12 consecutive months or more to be reused for adaptive purposes by Special Use Permit granted by the Planning Commission even if the use would not be permitted in the zone where the structure is located.

Roll call vote:

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

No: Arnold

Absent: Stewart

Motion carried.

Motion by Bellor seconded by Meylan to require a \$100 building permit for roof repairs.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Bellor seconded by Kloha to hire K. Kilby for the Planning Commission and Zoning Board of Appeals attorney.

Roll call vote:

Yes: Spencer, Kloha, Bellor

No: Arnold, Meier, Meylan

Absent: Stewart

Motion denied.

Motion by Bellor seconded by Meylan to approve ordering more hall lease agreements as updated.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Bellor seconded by Meylan to approve changing the 10.13.2026 board meeting to 10.19.2026.

Roll call vote:

Yes: Spencer, Kloha, Bellor, Meylan

No: Arnold, Meier

Absent: Stewart

Motion carried.

Motion by Meylan seconded by Kloha to approve the hall request from Cortland Farms South Condo association for their annual meeting on 6.24.2026.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Meylan seconded by Kloha to approve the Bay County Road Commission Township Agreement #213407 for 2026 Road work.

Roll call vote:

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

No: None

Absent: Stewart

Motion carried.

Motion by Bellor seconded by Meylan to adjourn at 6:00 p.m.

Motion carried.

Linda K. Stewart, Clerk – MIPMC