

CHARTER TOWNSHIP OF MONITOR

NOTICE OF PUBLIC HEARING FOR POTENTIAL REZONING TO R-2 PLAN UNIT DEVELOPMENT AND COMMERCIAL

TO THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF MONITOR.

Please take notice that the Monitor Township Planning Commission will hold an Advisory Public Hearing on the request of the owners of the below described property to rezone the portion of the interior of the property and that portion along Two Mile Road to an R-2 Plan Unit Development. Description of Butterleaf Condominium Development with a legal description of: PART OF THE EAST 2/3 OF THE SOUTHEAST ¼, SECTION 24, T14N-R04E, MONITOR TOWNSHIP, BAY COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION; THENCE S00°05'15" ALONG THE EAST LINE OF SAID SECTION, 250.03' TO "POINT OF BEGINNING #2"; THENCE CONTINUING S00°05'15"E, 318.05; THENCE 89°01'00"W, PARALLEL WITH THE EAST-WEST ¼ LINE OF SAID SECTION 883.81'; THENCE N00°09'12"W, 318.05'; THENCE N89°01'00"E, PARALLEL WITH SAID EAST-WEST ¼ LINE, 884.17' TO "POINT OF BEGINNING #2". CONTAINING 6.45 ACRES, MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY WHETHER USED, IMPLIED OR OF RECORD.

AND

Description of Butterleaf Condominium Development (2-Mile) with a legal description of: PART OF THE EAST 2/3 OF THE SOUTHEAST ¼, SECTION 24, T14N-R04E, MONITOR TOWNSHIP, BAY COUNTY, MICHIGAN, BEING FURTHER DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION; THENCE S00°05'15"E ALONG THE EAST LINE OF SAID SECTION 568.08' TO "POINT OF BEGINNING #3"; THENCE CONTINUING S00°05'15"E, 756.63' TO THE SOUTH 1/8 LINE OF SAID SECTION AS MONUMENTED; THENCE S88°42'54"W ALONG SAID MONUMENTED SOUTH 1/8 LINE, 164.04'; THENCE N00°05'15"W, PARALLEL WITH THE EAST LINE OF SAID SECTION 757.49'; THENCE N89°01'00"E, PARALLEL WITH THE EAST-WEST ¼ LINE OF SAID SECTION 164.03' TO "POINT OF BEGINNING #3". CONTAINING 2.85 ACRES, MORE OR LESS AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY WHETHER USED, IMPLIED OR OF RECORD.

There are no existing structures so there is no street address. Said Public Hearing will occur on **April 2, 2024, at 6:00pm** in the meeting room of the Monitor Township Hall, 2483 E. Midland Road, Bay City, MI 48706.

Additionally, a portion of the property previously contemplated for residential planned unit development rezoning is being requested to be rezoned to commercial, which is zoning designation of conditional Commercial General Business District, (with certain limitation of use), with a legal description as follows: PART OF THE EAST 2/3 OF THE SOUTHEAST ¼, SECTION 24, T14N-R04E, MONITOR TOWNSHIP, BAY COUNTY, MICHIGAN. BEING FURTHER DESCRIBED AS COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION; THENCE S89°01'00"W ALONG SAID EAST-WEST ¼ LINE OF SAID SECTION, 442.23' TO THE "POINT OF BEGINNING #1", THENCE CONTINUING S89°01'00"W ALONG SAID EAST-WEST ¼ LINE, 442.23'; THENCE S00°09'12"E, 250.03'; THENCE N89°01'00"E, PARALLEL WITH SAID EAST-WEST ¼ LINE, 442.09'; THENCE N00°07'13"W, 250.03' TO "POINT OF BEGINNING #1. CONTAINING 2.54 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS OF WAY WHETHER USED, IMPLIED OR OF RECORD. Also, John and Judy Balzer, 2962 Midland Road, Bay City, Michigan 48706; and Bozen and Stanislaw Goldlyn, 2976 Midland Road, Bay City, Michigan 48706; and Robert and Karen Vanwert, 2990 Midland Road, Bay City, Michigan 48706, are requesting condition rezoning to C General Business District (with limited use), of their properties as identified above.

These parcels of property are both contemplated to be rezoned from the existing R1 Low Density Single Family Residential District to the Conditional C General Business District.

You are welcome to attend and express your opinions at the Hearing or you may have others represent you or if desired you may leave written comments. You may inspect the proposed plans at the Monitor Township Hall between the hours of 9:00am and 11:00am and 1:00pm and 3:30 p.m., Monday through Thursday, excluding holidays. You are free to leave written comments for consideration by the Planning Commission, but all written comments must be received the day before the Hearing.

The Charter Township of Monitor will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and readers for printed materials being considered at the hearing, to individuals with disability who are present at the hearing, upon ten (10) days' notice. Individuals requiring auxiliary aids or services should contact the Township by writing or calling Linda Ferguson, Township Clerk, Charter Township of Monitor, Bay City, Michigan 48706, Telephone: (989)684-7203, Fax No. (989)684-9234.

MONITOR TOWNSHIP PLANNING COMMISSION
Jim Bellor, Chairperson