

Charter Township of Monitor NOTICE OF PUBLIC HEARING

To: The Residents and Property Owners of Monitor Township

Notice is Hereby Given that the Monitor Township Planning Commission will hold a public hearing on **Tuesday, November 1, 2022 at 7:00 p.m.** at the Monitor Township Hall, 2483 E. Midland Rd., Bay City, Michigan, to consider the request of Dale Bash on behalf of the owner Morton Street Investments, LLC and Jay Mellentine, potential purchaser for the purpose of a special use permit request and site plan to operate a self storage structure on the parcel of property commonly referred to as 5910 S. Two Mile Road, Bay City, Michigan 48706. This is a Commercial C Zone which allows a self storage structure without delivery to be located pursuant to a special use permit granted by the Planning Commission in this zoning district pursuant to Section 9.03(d) of Ordinance 67, the Township Zoning Ordinance.

The applicant also has a preexisting warehouse capacity within the existing structure and wishes to continue to have the ability to have that warehousing facility. That warehouse without delivery is again permitted pursuant to a special use permit in the Commercial or General Business district pursuant to Section 9.03(e). However, this is a non-conforming use and structure and may have had distribution already associated with the warehousing and the applicant may be requesting to be allowed to continue that distribution which would be generally requiring a special use permit for a service establishment similar in nature to those permitted in this zoned district pursuant to Section 9.03(f).

Lastly, because the number of spaces contemplated to be created for self storage within the existing warehouse structure may increase the density and intensity of the use, this modification may require a special use permit pursuant to Section 16.05 of the Charter Township of Monitor Zoning Ordinance, being Ordinance 67, as amended, which allows for the expansion of non-conforming uses and/or non-conforming building parcels or structures under certain terms. Therefore, the Planning Commission has the option of considering granting all of the special use permits, none of the special use permits or some combination of the special use permits which would permit the continuation of the warehousing and retrofitting a portion of the existing building to accommodate self storage.

You are welcome to attend or have a representative attend for you. You may inspect the application and supporting documentation at the Monitor Township Hall, 2483 East Midland Road, Bay City, Michigan, Michigan, between the hours of 9:30 a.m. to 11:30 p.m. and 1:30 p.m. to 3:00 p.m., Monday through Thursday, excluding holidays. During those hours, written comments will be received at the Monitor Township Office prior to the time of 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 disabilities who are present at the hearing, upon ten 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