

CHARTER TOWNSHIP OF MONITOR

NOTICE OF PUBLIC HEARING

FOR SPECIAL USE PERMIT

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

Notice is hereby given that the Monitor Township Planning Commission will conduct a public hearing on Tuesday, November 04, 2025 @ 6:00 p.m. in the meeting room of the Township Hall at 2483 E. Midland Road, Bay City, Michigan 48706, at the request of the owner of the below described property, Joseph Gwizdala regarding 1280 E North Union Road, Bay City, Michigan 48706. The request for a Special Use Permit is to enable his homestead located on E. North Union Road, totaling approximately 59 acres, to be split off from the agricultural field. Parcel 1 will encompass 1.17 acres and parcel 2 will be transferred to an adjoining property. At the present time, Parcel 1 has three noncompliant structures, however, Mr. Gwizdala has indicated that two of the noncompliant structures are planned to be torn down. However, because the sale and property split must occur before demolition, he is requesting a special use waiver to allow the land division to proceed prior to removal of these structures. The property is zoned agricultural and agricultural buildings are obviously permitted within an agricultural district; however, they must comply with proper setback requirements and due to the split, it would be a nonconforming residential building without proper setback.

The property in question is described as:

BEG @ N 1/4 POST SEC 21, TH ALG N SEC LN N88°48'34"E 616.50 FT, TH S0°04'13"E 200 FT, TH N88°48'34"E 300 FT, TH N0°04'13"W 200 FT, TH N88°48'34"E 295 FT, TH S0°04'13"E 200 FT, TH N88°48'34"E 100 FT, TH ALG E 1/8 LN S0°04'13"E 1115.21 FT TH ALG N 1/8 LN S89°15'48"W 1310.30 FT TO N-S 1/4 LN, TH CONT ALG N 1/8 LN S89°27'40"W 990.67 FT, TH N39°06'46"E 151.14 FT, TH N05°27'34"W 146.01 FT, TH S88°51'52"E 76.46 FT, TH ALG W LN OF E 25 AC OF NE 1/4 OF NW 1/4 N0°06'34"W 519.09 FT, TH N65°44'56"E 314 FT, TH N18°02'26"E 253.95 FT, TH N0°06'34"W 162 FT, TH ALG N SEC LN E 466.66 FT TO POB, INCL LAND ON W EXT TO C/L CULVER CREEK DRAIN; EXC BEG @ PT ON N SEC LN W 174.18 FT FROM N 1/4 POST, TH S0°06'33"E 190 FT, TH E 94.18 FT, TH S0°06'33"E 145 FT, TH W 582.34 FT, TH ALG C/L CULVER CREEK DRAIN N43°54'44"E 465.02 FT, TH ALG N SEC LN E 165 FT TO POB; SEC 21 T14N R4E, 59.46 AC +/-

You are welcome to attend and express your views regarding this Special Use Permit or have others attend on your behalf and express your opinion. You may also provide written comments to the Planning Commission and inspect the application including surveys, global information, photographs and the application by Mr. Gwizdala to seek this Special Use Permit. The documents are available at the Office of the Clerk in the Monitor Township Hall, 2483 East Midland Road, Bay City, Michigan between the hours of 9:00 a.m. to 11:30 a.m. and 1:30 p.m. to 3:30 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 (10) days' notice. Individuals requiring auxiliary aids or services should contact the Township by writing, emailing or calling: Linda Stewart, Clerk, ADA Coordinator, Charter Township of Monitor, 2483 East Midland Road, Bay City, Michigan 48706; Telephone: (989) 684-7023, Fax: (989) 684-9234, Email: clerk@monitortwp.org

MONITOR TOWNSHIP PLANNING COMMISSION
Amy Shabluk, Chairperson