

Charter Township of Monitor

NOTICE OF PUBLIC HEARING

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

Notice is hereby given that the Monitor Township Planning Commission, on its own initiative, will hold a Public Hearing on **Tuesday, January 10, 2023, at 7:00pm** in the meeting room of the Monitor Township Hall, 2483 E. Midland Road, Bay City, MI 48706, at the request of Cobblestone Commercial to consider rezoning a parcel of property generally containing 24.38 acres from its current R-1 Zoning classification to a R-2 (PUD). R-1 is generally considered the low-density single family residential district and R-2 (PUD) is considered a medium density single family residential district which also permits duplexes. The Developer is proposing to develop a condominium/subdivision on this acreage which would allow for a cluster of homes pursuant to the Plan Unit Development. Per Chapter 13 of the Township Zoning Ordinance, Planned Unit Developments are designed to allow flexibility of build out and placement of structures within a Planned Unit Development. The Planned Unit Development shall afford each type of land use with reasonable protection from encroachment or interference but also compensate for the development modifications with enhanced amenities.

The purpose of the hearing is to receive public comment on the plans originally submitted. It will also serve as a preliminary Public Hearing for the Planning Commission to accept, review, and suggest changes to the Developer.

After the Public Hearing on the preliminary plan submitted, the Planning Commission will offer the Developer certain suggested modifications that may be more amenable and compatible with the area. Thereafter, if the Developer chooses to make modifications, there will be a final Public Hearing to consider the rezoning of the property to be R-2 (PUD) Planned Unit Development. The Planned Unit Development zoning the actual print becomes the only zoning permissible or build on the property and any changes must result in a rezoning of the property either to a general R-1, R-2, or modification of the Planned Unit Development.

You are welcome to attend and express your opinions at the Hearing or you may have others represent you or if desired. You may inspect the proposed plans at the Monitor Township Hall in between the hours of 9:00am and 11:30am and 1:30pm and 3:00 pm, Monday through Friday, 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