

CHARTER TOWNSHIP OF MONITOR

NOTICE OF PUBLIC HEARING

TO THE RESIDENTS AND PROPERTY OWNERS OF THE CHARTER TOWNSHIP OF MONITOR FOR A SPECIAL USE PERMIT

Please take notice that the Charter Township of Monitor Planning Commission will conduct a public hearing on Tuesday, March 04, 2025, at 6:00 p.m. in the meeting room at the Monitor Township Hall located at 2483 E Midland Rd., Bay City, MI 48706.

The applicant, Lamar Advertising, on behalf of the owner, Rueger, Donald C. and Penny L. Trust, is requesting permission to modify an existing billboard from a static paper display to an electronic display. The property at issue is zoned C-General Business District and the billboard is nonconforming since billboards are only allowed as new construction within the Township in the industrial zones. Pursuant to the Township Ordinance, being Ordinance 67 as amended, the Planning Commission may grant special use approval to expand or enlarge a nonconforming use. However, pursuant to Chapter 15, specifically Section 15.11, nonconforming signs are not supposed to be converted to electronic signs.

The billboard in question is approximately 1700 feet East of the intersection of US-10 and Mackinaw Road and is visible from US-10 traveling westbound toward Midland on a parcel legally described as follows:

Parcel ID 100-022-300-020-00

W ½ of E ½ OF SW ¼, EX W 30 FT THRF, EXE 175 FT OF N 250 FT THRF,
LESS HWY OFF S SIDE. SEC 22 T14NR4E

You are welcome to attend the hearing and express your opinion or have others express your opinion for you. You may inspect the application at the offices of the Monitor Township Clerk Monday through Thursday from 9:00 a.m. until 11:30 a.m. and 1:30 p.m. to 3:30 p.m. excluding holidays and if you desire, you may leave written comments for the Planning Commission to consider in lieu of your personal attendance or attendance of those on your behalf. Written comments must be received at the Clerk's Office by the day prior to the hearing.

Pursuant to the ADA, individuals with disabilities may request aid/services within a reasonable time period to participate in the hearing. Contact the Charter Township of Monitor by writing to Linda Ferguson, the Township Clerk, 2483 E Midland Rd., Bay City, MI 48706 or by calling 989-684-7203.

The parcel of property is currently zoned C-General Business District

MONITOR TOWNSHIP PLANNING COMMISSION
Amy Shabluk, Chairperson