

NOTICE OF PUBLIC HEARING
CHARTER TOWNSHIP OF MONITOR
COUNTY OF BAY, MICHIGAN

DESIGNATION OF REVISED DOWNTOWN DISTRICT BOUNDARIES
FOR THE MONITOR TOWNSHIP DOWNTOWN DEVELOPMENT AUTHORITY

TO ALL INTERESTED PERSONS:

PLEASE TAKE NOTICE that the Township Board of the Charter Township of Monitor, Michigan, will hold a public hearing on **Monday, March 23, 2026, at 5:00 p.m.**, prevailing Eastern Time in the Township Hall located at **2483 Midland Road, Bay City, MI 48706**, to consider the adoption of an ordinance revising the boundaries of a downtown district of the Monitor Township Downtown Development Authority pursuant to Act 57, Public Acts of Michigan, 2018, as amended.

THE PROPOSED ADDITION TO THE DDA DISTRICT WOULD INCLUDE ALL PROPERTY IN THE FOLLOWING AREA NOT CURRENTLY INCLUDED IN THE DDA DISTRICT
AS SHOWN ON THE MAP BELOW

DDA/Industrial Park Combined Description:

A parcel of land in part of the North 1/2 of Section 27 and in part of the East 1/2 of Section 28, T.14 N.- R.4 E., Monitor Township, Bay County, Michigan, described as follows: Beginning at a point on the West line of said Section 27 and the East line of said Section 28 at a point which is 736.10 feet, S.00° -52’-10”W. of the Northwest Corner of said Section 27 and the Northeast Corner of said Section 28; thence S.89° -07’-50” E., perpendicular to said West line of Section 27, 90.00 feet to the East line of the MDOT Limited Access Right of Way line; thence N.00° -52’-10”E., on said East Limited Access line, 321.80 feet; thence N.15°-27’-42” E., continuing on said East Limited Access Line, 155.00 feet; thence N.41° -16’-44”E., continuing on said East Limited Access Line, 85.02 feet; thence N.65° -41’-25”E., continuing on said East Limited Access Line, 184.89 feet; thence N.75° -36’-03” E., continuing on said East Limited Access Line, 513.91 feet to the North line of said Section 27; thence N.89° -53’-37” E., on the North line of said Section 27, 1793.63 feet to the North 1/4 corner of said Section 27; thence S.89°-57’-20”E., continuing on said North line of Section 27, 2390.11 feet; thence S.01° -03’-43”W., parallel with the East line of said Section 27, 1321.70 feet; thence S.89°-50’-38” E., 250.00 feet to said East line of Section 27; thence S.01°-03’-43”W., on said East line of Section 27, 605.12 feet; thence N.89° -43’-57”W., 302.03 feet; thence S.01° -03’-43”W., parallel with said East line of Section 27, 180.02 feet; thence S.89°-43’-57” E., 302.03 feet to said East line of Section 27; thence S.01° -03’-43”W., on said East line of Section 27, 537.05 feet to the East 1/4 corner of said Section 27; thence N.89° -43’-57”W., on the East and West 1/4 line of said Section 27, 4881.87 feet; thence S.01°-16’-48”W., parallel with the West line of said Section 27, 100.00 feet; thence N.89° -43’-57”W., parallel with said East and West 1/4 line, 347.00 feet; thence N.01°-16’-48”E., parallel with and 43.00 feet, measured at right angle, East of said West line of Section 27, 100.00 feet to said East and West 1/4 line; thence N.89°-43’-57”W., on said East and West 1/4 line, 43.00 feet to the West 1/4 corner of said Section 27 and the East 1/4 corner of said Section 28; thence S.01° -16’ -48”W., on the East line of said Section 28, 648.58 feet; thence N.89°-31’ -11”W., 1320.95 feet; thence N.01° -09’-15” E., 643.18 feet to the East and West 1/4 line of said Section 28; thence N.89° -45’-10”W., on said East and West 1/4 line of Section 28, 1322.04 feet to the Center Post of said Section 28; thence N.01° -02’-04”E., on the North and South 1/4 line of said Section 28, 2619.50 feet to the South Limited Access line of Highway US-10 and the North 1/4 corner of said Section 28; thence S.89° -42’-22” E., on said South Limited Access Line and the North line of said Section 28, 1825.58 feet to a point on a 2789.79 foot radius curve to the right; thence Southeasterly on the arc of said curve and continuing on said South Limited Access Line, 402.87 feet, said arc being subtended by a chord bearing and distance of S.76° -48’-45”E., 402.52 feet; thence S.72° -40’-31”E., continuing on said Limited Access Line, 23.64 feet; thence S.44° -07’-50”E., continuing on said Limited Access Line, 417.73 feet; thence S.00° -52’-10”W., continuing on said Limited Access Line and parallel with said East line of said Section 28, 350.00 feet; thence S.89° -07’-50”E., perpendicular to said East Section line of Section 28, 100.00 feet to said East Section line; thence N.00° -52’-10”E., on said East Section line and said West line of Section 27, 9.50 feet to the point of beginning, containing 481.8 acres of land.



MAP#	DDA ONE	WEST SIDE #1 - #37	EAST SIDE #38 - #47
	PARCEL ID	NAME	ADDRESS
1	100-028-400-050-01	5300 MACKINAW ROAD LLC	5300 S MACKINAW RD
2	100-028-200-010-02	5300 MACKINAW ROAD LLC	S VALLEY CENTER DR
3	100-V05-000-001-00	CC VIII OPERATION LLC (CHARTER)	1480 S VALLEY CENTER DR
4	100-V05-000-002-00	DICE PROPERTIES LLC	1410 S VALLEY CENTER DR
5	100-V05-000-003-00	CENTRAL MICHIGAN RAILWAY CO	S VALLEY CENTER DR-VAC
6	100-V05-000-004-00	WEIDNER ENT LLC (SUPREME)	1392 S VALLEY CENTER DR
7	100-V05-000-005-00	BAY CITY EDUCATION ASSOC	1483 S VALLEY CENTER DR
8	100-V05-000-006-00	MICHIGAN SUGAR CO	1459 S VALLEY CENTER DR
9	100-V05-000-007-00	AMSA INC	1433 S VALLEY CENTER DR
10	100-V05-000-008-00	WADE TRIM GROUP INC	1403 S VALLEY CENTER DR
11	100-V06-000-001-00	MONITOR TOWNSHIP DDA	STRAITS DR-VAC
12	100-V06-000-002-00	COPOCO CREDIT UNION	1479 STRAITS DR
13	100-V06-000-003-01	MACKINAW COMMERCE CENTER LLC	1484 STRAITS DR
14	100-V06-000-004-01	MACKINAW COMMERCE CENTER LLC	STRAITS DR-VAC
15	100-V06-000-005-00	DETROIT & MACKINAC RAILWAY CO	STRAITS DR-VAC
16	100-V06-000-006-00	ADNIC PROPERTIES LLC	1426 STRAITS DR
17	100-V06-000-008-01	BALDAUF ENT INC (KERKAU)	1321 S VALLEY CENTER DR
18	100-V06-000-009-00	BALDAUF ENT INC (KERKAU)	S VALLEY CENTER DR VAC
19	100-V06-000-010-00	KERKAU MFG CO.	S VALLEY CENTER DR VAC
20	100-V07-000-016-00	KEWEENAW INVESTMENTS	ALLIANCE DR-VAC
21	100-V07-000-017-00	KEWEENAW INVESTMENTS	ALLIANCE DR-VAC
22	100-V07-000-018-00	CF MGMT LLC (NBS)	5160 ALLIANCE DR
23	100-V07-000-019-00	O'BRIEN INVESTMENT LLC (EMCOR)	5154 ALLIANCE DR
24	100-V07-000-020-01	SK SILTRON CSS LLC.	5100 ALLIANCE DR
25	100-V07-000-020-00	SK SILTRON CSS LLC.	1311 STRAITS DR
26	100-V07-000-023-00	SK SILTRON CSS LLC.	STRAITS DR-VAC
27	100-V07-000-024-00	SK SILTRON CSS LLC.	STRAITS DR-VAC
28	100-V07-000-025-00	CORRIGAN WORLDWIDE INC	1411 STRAITS DR
29	100-V07-000-026-00	CORRIGAN WORLDWIDE INC	1411 STRAITS DR
30	100-V07-000-027-00	CATS HOLDING CO LLC (VIRIDIS-NORTH)	1424 STRAITS DR
31	100-V07-000-028-00	BALDAUF ENT INC (KERKAU)	STRAITS DR-VAC
32	100-V07-000-029-00	BALDAUF ENT INC (KERKAU)	STRAITS DR-VAC
33	100-V07-000-030-00	BALDAUF ENT INC (KERKAU)	STRAITS DR-VAC
34	100-V07-000-031-00	BALDAUF ENT INC (KERKAU)	1324 STRAITS DR
35	100-V07-000-032-00	BALDAUF ENT INC (KERKAU)	ALLIANCE DR-VAC
36	100-V07-000-033-00	BALDAUF ENT INC (KERKAU)	ALLIANCE DR-VAC
37	100-V07-000-034-00	BALDAUF ENT INC (KERKAU)	ALLIANCE DR
EXEMPT	100-V06-000-013-01	VCTP - OUTLOT A	S VALLEY CENTER DR
EXEMPT	100-V07-000-034-01	VCTP - OUTLOT B	ALLIANCE DR-VAC
38	100-027-100-010-02	METAL SALES MFG CORP	5209 S MACKINAW RD
39	100-027-100-010-03	RDM PROP LLC (SERVPRO)	5215 S MACKINAW RD
40	100-T02-000-001-00	METAL SALES MFG CORP	TECH DR-Parking Lot
41	100-T02-000-002-00	GRTS LLC (EUCLID IND)	TECH DR
42	100-T02-000-003-00	GRTS LLC (EUCLID IND)	1655 TECH DR
43	100-T02-000-006-00	METRO FABRICATING INC	1650 TECH DR
44	100-T02-000-008-00	V133 LLC (VILLAGE GREEN)	1616 TECH DR
45	100-T02-000-009-00	1566 TECH DR LLC (MONARCH WELDING)	TECH DR
46	100-T02-000-010-00	1566 TECH DR LLC (MONARCH WELDING)	1566 TECH DR
47	100-T02-000-011-00	BAY COUNTY DRAIN COMMISSION	TECH DR OUTLOT
MAP#	DDA TWO	EAST SIDE #48 - #56	
	PARCEL ID	NAME	ADDRESS
48	100-027-100-030-06	NMLI LLC - FABIANO BROS	1885 BEVANDA DR
49	100-027-100-030-07	NMLI LLC - FABIANO BROS	BEVANDA/CALABRIA-VAC
50	100-027-100-030-08	NMLI LLC - FABIANO BROS	BEVANDA DR-VAC
51	100-027-100-020-00	DUANE & SHERRY SYLVESTER	5155 S MACKINAW RD
52	100-027-100-030-09	NMLI LLC - FABIANO BROS	BEVANDA DR-STORM DET
53	100-027-100-030-10	NMLI LLC - FABIANO BROS	BEVANDA DR-STORM DET
54	100-027-100-030-11	NP BC LOGISTICS CTR LLC	1000 CALABRIA AVE
55	100-027-100-040-02	PAXSON OIL CO (MARATHON)	5099 S MACKINAW RD
56	100-027-100-040-03	MCDONALDS USA LLC	5111 S MACKINAW RD
MAP#	DDA THREE	EAST SIDE #57 - #59	
	PARCEL ID	NAME	ADDRESS
57	100-027-100-060-00	JOHN P BURK	1708 E FISHER RD
58	100-027-200-010-01	JOHN P BURK	E FISHER RD - VACANT
59	100-027-200-050-00	JAY G & CAROLA E SCHLATTER TRUST	S FOUR MILE RD-VACANT