

CHARTER TOWNSHIP OF MONITOR
REGULAR TOWNSHIP BOARD MEETING
MARCH 26, 2012

The Supervisor called the meeting to order at 7:00 p.m.

Members present: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller
Members absent: None

The Pledge of Allegiance was recited by all present.

Public Input opened at 7:01 p.m. No public present wished to speak and public input was closed.

Motion by Malkin supported by Miller to adopt the agenda with the addition of sign review referral to planning commission.

Motion carried.

Motion by Malkin supported by Miller to approve the minutes of the March 12, 2012 regular meeting with the inclusion of Austin's March 5, 2012 legal opinion to be added as an attachment to the minutes.

Motion carried.

Motion by Miller supported by Kochany to pay the bills in the amount of \$21,303.94 from General Fund.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

Motion by Miller supported by Kochany to receive the Treasurer's Report for February 2012.

Motion carried.

Sign Review Referral To Planning Commission

Arnold requested further input regarding the planning commission review of Chapter 15, asking if they should review all the provisions in Chapter 15, or just those relating to LED signs.

Arnold stated that according to the current sign provisions, LED signs can only be placed on ground signs with a maximum of 8 feet in height. Arnold asked if the planning commission should also look at the height restrictions.

Brandt stated it was his intention for the planning commission to review LED signs, however the motion does not limit them if during the review they find other sign provisions in Chapter 15 that require modification.

It was general board consensus to affirm the planning commission review the sign provisions in Chapter 15 and LED signs in particular.

Second Reading & Adoption of Ordinance 52-R ó Amendment to Rezone Property in VCTP

Motion by Malkin supported by Miller to have this meeting serve as Second Reading and adoption of Ordinance 52-R, an ordinance amending Zoning Ordinance 52 to rezone Lot 2 in VCTP from industrial to commercial zoning as follows:

ORDINANCE 52-R

**AN ORDINANCE AMENDING ORDINANCE 52, AS AMENDED,
TO REZONE CERTAIN PROPERTY WITHIN THE TOWNSHIP**

THE CHARTER TOWNSHIP OF MONITOR ORDAINS:

SECTION I

Monitor Township Ordinance 52, designated "Monitor Township Zoning Ordinance", effective December 14, 2003 and the zoning district map, attached thereto and made a part thereof, are hereby amended by re-zoning the following described property in the Charter Township of Monitor, Bay County, Michigan, from I(Industrial) to C (Commercial).

Property located in the Township of Monitor, County of Bay, and State of Michigan, and legally described as:

"Lot 2 of the recorded plat of Valley Center Technology Park, being a part of the Northeast 1/4 of Section 28, T14N, R4E, Monitor Township, Bay County, Michigan, as recorded in Liber 11 of Plats on Page 47, Bay County records.

And also the following described parcel:

A parcel of land In part of the Northeast 1/4 of Section 28, T.14N,R4E., Monitor Township, Bay County, Michigan being part of Straits Drive In the recorded plat of Valley Center Technology Park, recorded in Liber 11 of Plats on Page 47, Bay County records. To fix the point of beginning commence at the Northeast corner of said Section 28; thence S.00°52'10"W, on the East line of said Section, 1096.31 feet to the Easterly extension of the South line of Straits Drive, as platted; thence N.89°07'50"W, on said Easterly extension, 50.00 feet to the point of beginning of this description; thence continuing N.89°07'50"W, on said South line, 154.28 feet to a point on a 267.00 foot radius curve to the right; thence Northwesterly on the arc of said curve, 210.20 feet, said curve being subtended by a chord bearing N.66°04'50"W, and distance of 204.82 feet; thence N44°07'50"W, 90.53 feet to the Northerly line of Straits Drive, as platted, also being the Southerly line of Lot 2 of said Valley Center Technology Park; thence Southeasterly on said Southerly line and on the arc of a 267.00 foot radius curve to the left, 209.71 feet, said arc being subtended by a chord bearing S66°37'55"E, and distance of 204.35 feet; thence continuing on said Southerly line S89°07'50"E, 217.95 feet

to the Southeast corner of said Lot 2; thence S00°52'10"W, parallel with said East Section line, 66.00 feet to the point of beginning, containing 0.448 acre of land."

SECTION II

The penalty for violation of this Ordinance shall be the same as those penalties set forth in Chapter XX of the Monitor Township Zoning Ordinance No. 52, as amended.

SECTION III

This Ordinance shall be published in a newspaper circulated within the Township of Monitor, Bay County, Michigan, and shall take effect on the 31st day after the date of such publication.

Roll call vote:

Yes: Brandt, Pike, Arnold, Malkin, Miller

No: Kowalski, Kochany

Absent: None

Motion carried.

Road Improvements for 2012

Possible road improvements for 2012 were discussed.

Brandt stated he spoke with residents in Westgate who may be interested in petitioning for a special assessment district to improve the subdivision roads. Brandt recommended road improvement to Baxman off Midland Road, which leads into the subdivision. Brandt also recommended doing maintenance seals of one top coat to: Fraser ó (Wilder to Townline 14), Wilder ó (7 Mile to Fraser), N. Union ó (7 Mile to Fraser) and 4 Mile ó (Hotchkiss to Salzburg). Arnold recommended adding another township road with a number 2 rating.

Malkin suggested 8 Mile ó (Hotchkiss to Salzburg).

Brandt stated 8 Mile is a boundary road. He will make inquiries with Williams Township to see if there are interested in splitting the cost.

The Supervisor will obtain estimates from the Road Commission for the road improvements that were suggested this evening.

DWS Annual REU Review

Motion by Miller supported by Kowalski to approve the DWS February 27, 2012 recommendation to adjust REUø based on actual use history, resulting in a net REU decrease of 55.87 REUø with the changes to be made effective the 3rd Quarter, 2012 billing cycle.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

2011 Budget Adjustments

Motion by Kowalski supported by Malkin to approve the 2011 Budget adjustments recommended in the March 22, 2012 Clerk's office memo as follows: 2011 Solid Waste Fund ó Increase expense #226-528-801 for government franchise regulatory fee by \$215.76 from fund equity; 2011 Capital Fund ó Increase expense #401-000-890 for bank charges of \$104.00 from fund equity.

Roll call vote:

Yes: Brandt, Kowalski, Pike, Arnold, Kochany, Malkin, Miller

No: None

Absent: None

Motion carried.

Approval of New Plumbing and Mechanical Permit Application Forms

New plumbing and mechanical permit applications were introduced to the board. The Clerk will prepare the necessary resolution(s) for board consideration at the next regular meeting of April 9, 2012.

Recommendation to Require Inspections of Rental Properties

The Supervisor recommended the township adopt an ordinance to require the inspection of rental properties.

There was discussion whether this type of ordinance should be included as part of the Zoning Ordinance and be referred to the planning commission or a stand alone ordinance that is drafted by the township board.

The Clerk will request copies of information from other municipalities in the state who have adopted rental property inspection regulation.

SUPERVISOR'S REPORT

Frankenlust asked if Monitor would be interested in sharing one of our sheriff deputies for 3 hours per month. There was discussion regarding the need for direct billing from the Sheriff's department, the loss of township coverage for those hours and the public safety millage as opposed to the decrease to road patrol expense.

Board consensus opinion was 4 members for initiating the change, 3 members against.

Brandt reported he obtained one estimate to add automatic door openers to the front office entrance and north hall door. The cost was quoted at \$3,200/door not including the necessary electrical hook-up. Brandt will see if he can obtain two additional estimates.

The meeting adjourned at 9:15 p.m.

Cindy L. Kowalski, Clerk

Gary A. Brandt, Supervisor