

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 will conduct a Public Hearing on Tuesday, November 7, 2023, at 7:00 p.m., in the meeting room of the Township Hall at 2483 Midland Road, Bay City, Michigan 48708. The hearing is at the request of the applicant Lamar Advertising, which has an existing billboard located at 2864 E. Wilder Road, Bay City, Michigan 48706 on property owned by Menards. Lamar has previously received a Special Use Permit for refacing this billboard and putting electronic copy on in lieu of the static papered advertisement.

The current request is to enable them to modify the existing billboard by adding a support column to the south of the current column pipe. This would purportedly stabilize and extend the life of the existing billboard.

The parcel of property at issue is zoned commercial. Under the Zoning Ordinance billboards are only allowed in an industrial zone and it was determined that this billboard may have been allowed when billboards were allowable in commercial zone within the township and therefore it is a legal nonconforming use. Pursuant to the current Zoning Ordinance being Ordinance 67, as amended, legal nonconforming uses may only be expanded or enlarged pursuant to a Special Use Permit granted by the Planning Commission. The additional support structure would be considered an expansion of the life of a nonconforming use and therefore this Special Use Permit is required.

The application, site plan, engineering plans and all other associated material dealing with the application filed by the applicant is available for inspection at the office of the Township Clerk, Monday through Thursday, 9:00 a.m., to 11:30 a.m., and 1:30 p.m., to 3:30 p.m., excluding holidays. You may attend, have others attend on your behalf or provide written comments. All written comments to the Planning Commission should be received by the close of business on Monday, November 6, 2023.

The Charter Township of Monitor will provide necessary reasonable auxiliary aids and services such as signers or 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 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 BOARD

Jim Ballor, Chairman
Planning Commission