

CHARTER TOWNSHIP OF MONITOR **ZONING BOARD OF APPEALS**

NOTICE OF PUBLIC HEARING

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

Please take notice that the Monitor Charter Township Zoning Board of Appeals will conduct a public hearing on Thursday, January 18, 2024, at 7:00 p.m., in the meeting room of the Monitor Township Hall, 2483 East Midland Road, Bay City, Michigan 48706, to consider at the request of the owner of the below described property, Menards, Inc., for a variance to the requirements of Ordinance 67, has amended, being the Township Zoning Ordinance. The applicant is requesting two variances, first to reduce the distance between proposed accessory structures to a total separation of 25 feet between buildings in lieu of what the ordinance would require for internal traffic parking and circulation. This would be a variance to Section 9.03(d)(9).

Secondly, Menards is seeking a variance of Section 3.13(c) to increase the maximum height of the fence around this storage facility to 10 feet.

The parcel of property is located at 2864 E. Wilder Road, Bay City, Michigan 48706 and has parcel ID number 100-013-200-010-11. The property is 33.29 acres plus or minus in size and is zoned C-General Business District and this use is ordinarily permitted with a Special Use Permit granted by the Planning Commission. The Planning Commission has granted Special Use for this activity subject to a site plan being approved which conforms to the ordinance. A variance would make dimensional differences conforming in as much as the Zoning Board of Appeals has authority to grant the variances.

You are welcome to attend the hearing, or you may have others attend on your behalf or you may provide written comments regarding this request. All documents are available at the Monitor Township Clerk's Office, 2483 East Midland Road, Bay City, Michigan, between the hours of 9:00 a.m. to 11:00 a.m. and 1:30 p.m. to 3:30 p.m., Monday through Thursday, excluding holidays. Written comments must be received prior to the hearing time.

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 disabilities 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, Clerk, ADA Coordinator, Charter Township of Monitor, 2483 East Midland Road, Bay City, Michigan 48706; Telephone: (989) 684-7203, Fax: (989) 684-9234.

Jim Horen, Chairman
Charter Township of Monitor,
Zoning Board of Appeals