

**MONROE CHARTER TOWNSHIP
MONROE COUNTY, MICHIGAN
Regular Meeting Minutes
March 18, 2025
7:00 p.m**

CALL TO ORDER

A meeting of the Monroe Charter Township Board was called to order by Supervisor John Manor at 7:00 p.m. on Tuesday, March 18, 2025 from the Monroe Charter Township Hall, 4925 East Dunbar Road, Monroe County, Michigan.

ROLL CALL

Present: Supervisor Manor, Clerk Smith, Treasurer Sulfaro, Trustees Heck, Shipman, Merkle (arrived at 7:01 p.m.) and Raymo.

Others Present: Attorney McCormick and thirteen (13) audience members.

INVOCATION/PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES (Regular Meeting Minutes of February 18, 2025, Closed Session Minutes of February 18, 2025 and Workshop Meeting Minutes of March 4, 2025).

Motion #1. Motion by Raymo, supported by Sulfaro to approve the Regular Meeting Minutes of February 18, 2025, Closed Session Minutes of February 18, 2025 and Workshop Meeting Minutes of March 4, 2025, as presented.

Roll call vote: Raymo yes, Sulfaro yes, Shipman yes, Heck yes, Smith yes, Merkle yes, Manor yes. **Motion carried.**

APPROVE PAYMENT OF BILLS/INVOICES

Motion #2. Motion by Smith, supported by Raymo to approve the payment of bills/invoices as listed by the Clerk, as presented.

Roll call vote: Smith yes, Raymo yes, Sulfaro yes, Merkle yes, Shipman yes, Heck yes, Manor yes. **Motion carried.**

FIRE DEPARTMENT REPORT

Motion #3. Motion by Smith, supported by Heck to accept and place on file the Fire Department Report for the Month of February 2025, as presented.

Roll call vote: Smith yes, Heck yes, Merkle yes, Raymo yes, Shipman yes, Sulfaro yes, Manor yes. **Motion carried.**

SHERIFF DEPARTMENT REPORT

Motion #4. Motion by Heck, supported by Shipman to accept and place on file the Sheriff Department Report for the Month of February 2025, as presented.

Roll call vote: Heck yes, Shipman yes, Raymo yes, Smith yes, Merkle yes, Sulfaro yes, Manor yes. **Motion carried.**

MONROE CHARTER TOWNSHIP

REGULAR MEETING

MINUTES

March 18, 2025

CONSENT AGENDA

A. Financial Reports:

1. Clerk's 2025 Budget Summary Report, period ending February 28, 2025.
2. Treasurer's Monthly Statement of Bank Accounts & Investments, period ending February 28, 2025.

B. General Reports:

1. Supervisor.
2. Building Official.
3. Blight Report.
4. Zoning Enforcement Officer.

C. Communications:

1. Correspondence from Charter Communications dated March 1, 2025, Re: Upcoming Changes
2. Correspondence from Comcast dated February 17, 2025, Re: Upcoming Changes.

D. Marihuana Business License Renewals:

1. Michigan Green Pioneers LLC renewal of marihuana business processor license (Uniq Pressure) of 14394 LaPlaisance Rd (Property I.D. #5812-010-205-00) from 4/4/25- 4/4/26. All taxes paid.
2. Michigan Green Life LLC renewal of marihuana adult use retailer license (Uniq) of 14394 LaPlaisance Rd (Property I.D. #5812-010-205-00) from 4/4/25 – 4/4/26. All taxes paid.
3. Green Mountain Monroe LLC renewal of marihuana adult use retailer license (Puff) of 14750 LaPlaisance Rd, H180 (Property I.D. #5812-010-228-10) from 5/15/25 – 5/15/26.
Personal property – all paid up to date, Real property – delinquent to Monroe County Treasurer (Monroe County Treasurer will advance to us in June 2025)
Note: Business owner(s) are not the property owner(s).
4. CMH Holdings 2 LLC, renewal of marihuana adult use retailer license (House of D^nk) of 14750 LaPlaisance Rd, H160 (Property I.D. #5812-010-228-10) from 4/4/25- 4/4/26.
Personal property – all paid up to date, Real property – delinquent to Monroe County Treasurer (Monroe County Treasurer will advance to us in June 2025)
Note: Business owner(s) are not the property owner(s).

E. Special Events Requests:

1. Pyrotecnico Fireworks at Monroe County Fairgrounds (1st special event for 2025), 3775 S. Custer Rd., (Property I.D. #5812-220-067-00) on 7/25/25 at 9:45 p.m. (Rain date 9/19/25).
2. Mint Cannabis (1st 3 special events for 2025), 760 S. Telegraph Rd, (Property I.D. #5812-020-052-30) on 3/29/25, 4/19/25, and 4/20/25 from 9 a.m. to 8 p.m.
3. Puff Cannabis (1st special event for 2025), 14750 LaPlaisance Rd, H180 (Property I.D. #5812-010-228-10) on 4/19/25 from 9 a.m. to 8 p.m.

MONROE CHARTER TOWNSHIP

REGULAR MEETING

MINUTES

March 18, 2025

CONSENT AGENDA (con't)

Personal property – all paid up to date, Real property – delinquent to Monroe County Treasurer (Monroe County Treasurer will advance to us in June 2025)
Note: Business owner(s) are not the property owner(s).

Motion #5. Motion by Smith, supported by Sulfaro to accept and place on file the Consent Agenda, as presented.

Roll call vote: Smith yes, Sulfaro yes, Merkle yes, Shipman yes, Raymo yes, Heck yes, Manor yes. **Motion carried.**

RESOLUTION

Adopt Resolution #25-6, Resolution to Allow Golf Carts on Certain Township Roads.

Motion #6. Motion by Heck, supported by Manor to adopt Resolution #25-6, Resolution to Allow Golf Carts on Certain Township Roads, as presented.

Roll call vote: Heck yes, Manor yes, Shipman yes, Merkle no, Raymo no, Sulfaro yes, Smith yes, **Motion carried.**

ORDINANCES

Waive the first reading to amend Zoning Ordinance 52-2010 as amended to include text amendments to Article 3, Section 3.505(e), Grade (Review, Inspection, and Approval Procedures), to further regulate grading plan requirements and to have published in the Monroe News and brought back to the April 15, 2025, Regular Meeting of the Monroe Charter Township Board.

Motion #7. Motion by Smith, supported by Sulfaro to waive the first reading to amend Zoning Ordinance 52-2010 as amended to include text amendments to Article 3, Section 3.505(e), Grade (Review, Inspection, and Approval Procedures), to further regulate grading plan requirements and to have published in the Monroe News and brought back to the April 15, 2025, Regular Meeting of the Monroe Charter Township Board, as presented.

Roll call vote: Smith yes, Sulfaro yes, Shipman yes, Heck yes, Raymo yes, Merkle yes, Manor yes. **Motion carried.**

Waive the first reading to amend Zoning Ordinance 52-2010 as amended to include text amendments to Article 17, Section 17.01, Site Plan Review, to further regulate the procedures and standards for site plan review and to have published in the Monroe News and brought back to the April 15, 2025, Regular Meeting of the Monroe Charter Township Board.

Motion #8. Motion by Smith, supported by Shipman to waive the first reading to amend Zoning Ordinance 52-2010 as amended to include text amendments to Article 17, Section 17.01, Site Plan Review, to further regulate the procedures and standards for site plan review and to have published in the Monroe News and brought back to the April 15, 2025, Regular Meeting of the Monroe Charter Township Board, as presented.

Roll call vote: Smith yes, Shipman yes, Sulfaro yes, Merkle yes, Raymo yes, Heck yes, Manor yes. **Motion carried.**

MONROE CHARTER TOWNSHIP

REGULAR MEETING

MINUTES

March 18, 2025

ORDINANCES (con't)

Waive the first reading to amend Zoning Ordinance 52-2010 as amended to include text amendments to Article 17, Section 17.02, Uses after Special Approval to further explain the effect of approval for certain uses requiring special approval, and to have published in the Monroe News and brought back to the April 15, 2025, Regular Meeting of the Monroe Charter Township Board.

Motion #9. Motion by Manor, supported by Heck to waive the first reading to amend Zoning Ordinance 52-2010 as amended to include text amendments to Article 17, Section 17.02, Uses after Special Approval to further explain the effect of approval for certain uses requiring special approval, and to have published in the Monroe News and brought back to the April 15, 2025, Regular Meeting of the Monroe Charter Township Board, as presented.

Roll call vote: Manor yes, Heck yes, Merkle yes, Raymo yes, Smith yes, Shipman yes, Sulfaro yes. **Motion carried.**

NEW BUSINESS

Consider request of Michigan Green Pioneers, LLC to extend the April 4, 2025 deadline to obtain a State of Michigan license for a marihuana grower at 14398 LaPlaisance Rd for an additional 12 months, or until April 4, 2026.

Motion #10. Motion by Smith, supported by Sulfaro to consider request of Michigan Green Pioneers, LLC to extend the April 4, 2025 deadline to obtain a State of Michigan license for a marihuana grower at 14398 LaPlaisance Rd for an additional 12 months, or until April 4, 2026, as presented.

BOARD COMMENTS

No progress was made on the project

Roll call vote: Smith no, Sulfaro no, Raymo no, Heck no, Merkle no, Shipman no, Manor yes. **Motion denied.**

Approve Firefighters Nick Ottinger and Brayden Johnson to return from leave of absence from the Fire Department, effective March 19, 2025.

Motion #11. Motion by Smith, supported by Heck to approve Firefighters Nick Ottinger and Brayden Johnson to return from leave of absence from the Fire Department, effective March 19, 2025, as presented.

Roll call vote: Smith yes, Heck yes, Merkle yes, Shipman yes, Raymo yes, Sulfaro yes, Manor yes. **Motion carried.**

Approve Firefighter Nick Adrian to a take of leave of absence from the Fire Department, effective April 1, 2025.

Motion #12. Motion by Smith, supported by Heck to approve Firefighter Nick Adrian to a take of leave of absence from the Fire Department, effective April 1, 2025, as presented.

Roll call vote: Smith yes, Heck yes, Shipman yes, Merkle yes, Raymo yes, Sulfaro yes, Manor yes. **Motion carried.**

MONROE CHARTER TOWNSHIP

REGULAR MEETING

MINUTES

March 18, 2025

NEW BUSINESS (con't)

Accept and place on file letter of resignation from Firefighter Jerry Lawson and thank him for his years of service.

Motion #13. Motion by Raymo, supported by Smith to accept and place on file letter of resignation from Firefighter Jerry Lawson and thank him for his years of service, as presented.

Roll call vote: Raymo yes, Smith yes, Shipman yes, Heck yes, Sulfaro yes, Merkle yes, Manor yes. **Motion carried.**

Consider approving Flock Safety System in the amount of \$60,000.00, as presented by the Sheriff.

Motion #14. Motion by Sulfaro, supported by Smith to amend the motion to consider approving a 5-year contract with Flock Safety System in the amount of \$12,000 per year, as presented.

Roll call vote: Sulfaro yes, Smith yes, Merkle yes, Shipman yes, Raymo yes, Heck yes, Manor yes. **Motion carried.**

Accept and place on file the adoption of the State's new 2024 International Fire Code with amendments, deletions, and additions, to become effective immediately.

Motion #15. Motion by Smith, supported by Sulfaro to accept and place on file the adoption of the State's new 2024 International Fire Code with amendments, deletions, and additions, to become effective immediately, as presented.

Roll call vote: Smith yes, Sulfaro yes, Merkle yes, Raymo yes, Heck yes, Shipman yes, Manor yes. **Motion carried.**

Approve Treasurer, Lisa Sulfaro to attend the 2025 Basic Institute through Michigan Municipal Treasurer's Association, April 27 – May 2, 2025, including registration fee, travel, meals and lodging.

Motion #16. Motion by Heck, supported by Smith to approve Treasurer, Lisa Sulfaro to attend the 2025 Basic Institute through Michigan Municipal Treasurer's Association, April 27 – May 2, 2025, including registration fee, travel, meals and lodging, as presented.

Roll call vote: Heck yes, Smith yes, Raymo yes, Merkle yes, Sulfaro yes, Shipman yes, Manor yes. **Motion carried.**

Approve Supervisor and Clerk to sign the Intergovernmental Agreement Funding the Monroe Loop Trail Project.

Motion #17. Motion by Smith, supported by Shipman to approve Supervisor and Clerk to sign the Intergovernmental Agreement Funding the Monroe Loop Trail Project, as presented.

Roll call vote: Smith yes, Shipman yes, Merkle yes, Raymo yes, Heck yes, Sulfaro yes, Manor yes. **Motion carried.**

MONROE CHARTER TOWNSHIP

REGULAR MEETING

MINUTES

March 18, 2025

NEW BUSINESS (con't)

Approve Supervisor and Clerk to sign contract with the Monroe County Road Commission to approve a single chip seal on Albain Road between Goutz Road and US-24 at a cost of \$67,849.00.

Motion #18. Motion by Smith, supported by Shipman to approve Supervisor and Clerk to sign contract with the Monroe County Road Commission to approve a single chip seal on Albain Road between Goutz Road and US-24 at a cost of \$67,849.00, as presented.

Roll call vote: Smith yes, Shipman yes, Heck yes, Merkle yes, Raymo yes, Sulfaro yes, Manor yes. **Motion carried.**

Approve advertising for part-time Blight Inspector.

Motion #19. Motion by Sulfaro, supported by Merkle to amend the motion to approve advertising for a part-time Blight Inspector with in office hours at the Township Hall to be paid hourly, as presented.

Roll call vote: Sulfaro yes, Merkle yes, Shipman yes, Heck yes, Smith yes, Raymo yes, Manor yes. **Motion carried.**

Approval to move forward seeking cost estimates from publication businesses to start a bi-annual newsletter for Monroe Charter Township Residents (Spring/Fall).

Motion #20. Motion by Sulfaro, supported by Heck to approve moving forward seeking cost estimates from publication businesses to start a bi-annual newsletter for Monroe Charter Township Residents (Spring/Fall), as presented.

Roll call vote: Sulfaro yes, Heck yes, Merkle yes, Shipman yes, Raymo yes, Smith yes, Manor yes. **Motion carried.**

Approval to look into the cost of doing a community survey, polling Monroe Charter Township Residents for community needs/services/appeal.

Motion #21. Motion by Smith, supported by Shipman to approve looking into the cost of doing a community survey, polling Monroe Charter Township Residents for community needs/services/appeal, as presented.

Roll call vote: Smith yes, Shipman yes, Merkle yes, Raymo yes, Heck yes, Sulfaro yes, Manor yes. **Motion carried.**

Consider request of Dale DeSloover asking for support from Monroe Charter Township for an application for a SEMCOG Planning Assistance Grant for the construction of a foot bridge over the River Raisin from Waterloo Park to the Mark Worrell Trail on the North side of the river.

Motion #22. Motion by Manor, supported by Sulfaro to amend the motion to consider request of Dale DeSloover asking for support from Monroe Charter Township for an application for a SEMCOG Planning Assistance Grant for the construction of a foot bridge over the River Raisin from Waterloo Park to the Mark Worrell Trail on the North side of the river. Contingent on financial obligation and additional support from the County, as presented.

MONROE CHARTER TOWNSHIP

REGULAR MEETING

MINUTES

March 18, 2025

NEW BUSINESS (con't)

Roll call vote: Manor yes, Sulfaro yes, Raymo no, Smith yes, Heck yes, Merkle yes, Shipman yes. **Motion carried.**

PUBLIC COMMENTS

Public comments began at 7:43p.m. and ended at 7:45 p.m.

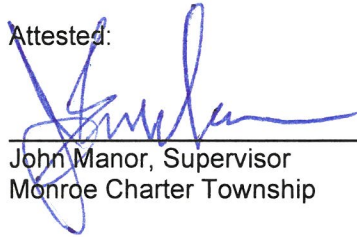
There was one public comment regarding the golf cart resolution.

ADJOURNMENT

Motion #23. Motion by Heck, supported by Raymo to adjourn the meeting at 7:45 p.m.

Roll call vote: Heck yes, Raymo yes, Smith yes, Merkle yes, Shipman yes, Sulfaro yes, Manor yes. **Motion carried.**

Attested:



John Manor, Supervisor
Monroe Charter Township



Christina Smith, Clerk
Monroe Charter Township