

**MONROE CHARTER TOWNSHIP  
MONROE COUNTY, MICHIGAN  
Regular Meeting Minutes  
April 15, 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, April 15, 2025 from the Monroe Charter Township Hall, 4925 East Dunbar Road, Monroe County, Michigan.

**ROLL CALL**

**Present:** Supervisor Manor, Clerk Smith, Treasurer Sulfaro, Trustees Merkle, Raymo, Shipman and Heck.

**Others Present:** Chief Cherney, Attorney McCormick and fifteen (15) audience members.

**INVOCATION/PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES (Regular Meeting Minutes of March 18, 2025).**

**Motion #1.** Motion by Raymo, supported by Heck to approve the Regular Meeting Minutes of March 18, 2025, as presented.

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

**Motion carried.**

**APPROVE PAYMENT OF BILLS/INVOICES**

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

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

**Motion carried.**

**PLANNING COMMISSION REPORT**

**Motion #3.** Motion by Smith, supported by Heck to accept the Planning Commission Report, as presented.

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

**Motion carried.**

**ZONING BOARD OF APPEAL REPORT**

**Motion #4.** Motion by Raymo, supported by Smith the accept the Zoning Board of Appeal Report, as presented.

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

**Motion carried.**

**MONROE CHARTER TOWNSHIP**

**REGULAR MEETING**

**MINUTES**

**April 15, 2025**

**FIRE DEPARTMENT REPORT**

**2024 Annual Report  
Fire Committee Report**

**Motion #5.** Motion by Heck, supported by Sulfaro to accept and place on file the Fire Department report for the month of March 2025, the 2024 Annual Fire Report and the Fire Committee Report, as presented.

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

**Motion carried.**

**SHERIFF OFFICE REPORT**

**Motion #6.** Motion by Smith, supported by Raymo to accept and place on file the Sheriff Office Report for the month of March 2025, as presented.

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

**Motion carried.**

**CONSENT AGENDA**

**Financial Reports:**

1. Clerk's 2025 Budget Summary Report, period ending March 31, 2025
2. Treasurer's Monthly Statement of Bank Accounts & Investments, period ending March 31, 2025.

**General Reports:**

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

**Correspondence:**

1. Correspondence from Charter Communications dated March 24, 2025 and April 4, 2025 Re: Upcoming Changes.

**Motion #7.** Motion by Raymo, supported by Shipman to accept and place on file the Consent Agenda, as presented.

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

**Motion carried.**

**ORDINANCES**

**Waive the second reading and adopt 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 become effective 8 days after publication.**

**Motion #8.** Motion by Smith, supported by Sulfaro to waive the second reading and adopt Zoning Ordinance 52-2010 as amended to include text amendments to Article 3, Section 3.505(e), Grade

**MONROE CHARTER TOWNSHIP**

**REGULAR MEETING**

**MINUTES**

**April 15, 2025**

**ORDINANCES (con't)**

(Review, Inspection, and Approval Procedures), to further regulate grading plan requirements and to have published in the Monroe News and become effective 8 days after publication, as presented.

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

**Waive the second reading and adopt 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 become effective 8 days after publication.**

**Motion #9.** Motion by Raymo, supported by Smith to waive the second reading and adopt 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 become effective 8 days after publication, as presented.

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

**Waive the second reading and adopt 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 become effective 8 days after publication.**

**Motion #10.** Motion by Smith, supported by Shipman to waive the second reading and adopt 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 become effective 8 days after publication, as presented.

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

**NEW BUSINESS**

**Approve use of Nature Center for Southpointe Homeowners Association meeting, Thursday, May 29, 2025, with fees being waived.**

**Motion #11.** Motion by Sulfaro, supported by Heck to approve use of Nature Center for Southpointe Homeowners Association meeting, Thursday, May 29, 2025, with fees being waived, as presented.

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

**Consider approving the week of May 12, 2025 as "Free Building Permit" week (with restrictions) in honor of Michigan Week.**

**Motion #12.** Motion by Smith, supported by Heck to consider approving the week of May 12, 2025 as "Free Building Permit" week (with restrictions) in honor of Michigan Week, 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**

**April 15, 2025**

**NEW BUSINESS**

**Approve purchase of Motorola Portable Radios for the Fire Department in the amount of \$18,279.51.**

**Motion #13.** Motion by Merkle, supported by Heck to approve purchase of Motorola Portable Radios for the Fire Department in the amount of \$18,279.51, as presented.

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

**Motion carried.**

**Consider approving additional \$250,000 funding for the Monroe Loop Trail project along Seventh Street for needed curb and storm sewer work. (Both the County and the Road Commission have committed to contributing \$250,000 toward the additional work (totaling \$750,000).**

**Motion #14.** Motion by Merkle, supported by Shipman to consider approving additional \$250,000 funding for the Monroe Loop Trail project along Seventh Street for needed curb and storm sewer work, as presented.

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

**Approve 2nd quarter service agreement for \$750.00 to the Monroe County Business Alliance.**

**Motion #15.** Motion by Smith, supported by Shipman to approve 2nd quarter service agreement for \$750.00 to the Monroe County Business Alliance, as presented.

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

**Motion carried.**

**Consider increasing mileage reimbursement from .62 cents per mile to .70 per mile based on the new 2025 IRS Standard Mileage rate change.**

**Motion #16.** Motion Smith, supported Heck to consider increasing mileage reimbursement from .62 cents per mile to .70 per mile based on the new 2025 IRS Standard Mileage rate change, as presented.

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

**Motion carried.**

**Authorize Supervisor and Clerk to sign the following 2025 Township Road Improvement contract for Albain Road Single Chip Seal from Goutz Road to US-24 with the Monroe County Road Commission at a total cost of \$ 67,849.00.**

**Motion #17.** Motion by Smith, supported by Sulfaro to authorize Supervisor and Clerk to sign the following 2025 Township Road Improvement contract for Albain Road Single Chip Seal from Goutz Road to US-24 with the Monroe County Road Commission at a total cost of \$ 67,849.00, as presented.

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

**Motion carried.**

**Consider approving 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.**

**MONROE CHARTER TOWNSHIP**

**REGULAR MEETING**

**MINUTES**

**April 15, 2025**

**NEW BUSINESS (con't)**

**Motion #18.** Motion by Smith, supported by Shipman to consider approving 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.

**PUBLIC AND BOARD COMMENTS**

Vinny Shokrie owner addressed the Board stating that he had delays in his project due to trying to get a gas station put onto the property as well as easement issues.

Clerk Smith stated that there have been two extensions on this project. The first extension was given due to dealing with EGLE however there has been no progress made in two years.

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

**Consider approving transfer of the marihuana business adult use retailer license from Michigan Pure Green, LLC (First Class Cannabis Co) to Monroe Solutions, LLC (Dacut) at 14921 LaPlaisance Rd. (All zoning requirements and inspection requirements have been met for the requested marihuana business license transfer per Community Development Director/Zoning Enforcement Officer Kim Fortner).**

**Motion #19.** Motion by Smith, supported by Sulfaro to consider approving transfer of the marihuana business adult use retailer license from Michigan Pure Green, LLC (First Class Cannabis Co) to Monroe Solutions, LLC (Dacut) at 14921 LaPlaisance Rd, as presented.

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

**River Raisin Investments, LLC renewal of marihuana business adult use retailer license (King of Budz) of 14500 LaPlaisance Rd, D10 (Property I.D. #5812-010- 221-00) from 5/2/25 - 5/2/26.**

**Motion #20.** Motion by Raymo, supported by Smith to consider River Raisin Investments, LLC renewal of marihuana business adult use retailer license (King of Budz) of 14500 LaPlaisance Rd, D10 (Property I.D. #5812-010- 221-00) from 5/2/25 - 5/2/26, as presented.

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

**JAR Capital, LLC renewal of marihuana business adult use retailer license (Joyology) of 14930 LaPlaisance Rd., Units #121 & #122 (Property I.D. #5812- 020-261-11) from 5/2/25 - 5/2/26.**

**Motion #21.** Motion by Smith, supported by Heck to consider JAR Capital, LLC renewal of marihuana business adult use retailer license (Joyology) of 14930 LaPlaisance Rd., Units #121 & #122 (Property I.D. #5812- 020-261-11) from 5/2/25 - 5/2/26, as presented.

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

**House of D^nk (1st & 2nd special events for 2025), 14750 LaPlaisance Rd, H160, (Property I.D. #5812-010-228-10) on 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m.**

**MONROE CHARTER TOWNSHIP**

**REGULAR MEETING**

**MINUTES**

**April 15, 2025**

**NEW BUSINESS (con't)**

**Motion #22.** Motion by Smith, supported by Merkle to consider House of D^nk (1st & 2nd special events for 2025), 14750 LaPlaisance Rd, H160, (Property I.D. #5812-010-228-10) on 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m., as presented.

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

**Urb (1st special event for 2025), 14515 LaPlaisance Rd, (Property I.D. #5812- 010-234-00) on 4/19/25 from 9 a.m. to 8 p.m.**

**Motion #23.** Motion by Smith, supported by Raymo to consider Urb (1st special event for 2025), 14515 LaPlaisance Rd, (Property I.D. #5812- 010-234-00) on 4/19/25 from 9 a.m. to 8 p.m., as presented.

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

**NAR (1st, 2nd & 3rd special events for 2025), 14733 S. Telegraph Rd, (Property I.D. #5812-010-442-33) on 4/18/25, 4/19/25, and 4/20/25 from 9 a.m. to 8 p.m.**

**Motion #24.** Motion by Heck, supported by Shipman to consider NAR (1st, 2nd & 3rd special events for 2025), 14733 S. Telegraph Rd, (Property I.D. #5812-010-442-33) on 4/18/25, 4/19/25, and 4/20/25 from 9 a.m. to 8 p.m., as presented.

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

**Nirvana Center (1st special event for 2025), 14498 LaPlaisance Rd, (Property I.D. #5812-010-221-20) on 4/19/25 from 9 a.m. to 8 p.m.**

**Motion #25.** Motion by Raymo, supported by Heck to consider Nirvana Center (1st special event for 2025), 14498 LaPlaisance Rd, (Property I.D. #5812-010-221-20) on 4/19/25 from 9 a.m. to 8 p.m., as presented.

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

**King of Budz (1st & 2nd special events for 2025), 14500 LaPlaisance Rd, D10, (Property I.D. #5812-010-221-00) on 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m.**

**Motion #26.** Motion by Merkle, supported by Heck to consider King of Budz (1st & 2nd special events for 2025), 14500 LaPlaisance Rd, D10, (Property I.D. #5812-010-221-00) on 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m., as presented.

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

**Pure Cannabis Outlet (1st & 2nd special events for 2025), 15311 S. Dixie Hwy, (Property I.D. #5812-010-342-10) on 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m.**

**Motion #27.** Motion by Merkle, supported by Shipman to consider Pure Cannabis Outlet (1st & 2nd special events for 2025), 15311 S. Dixie Hwy, (Property I.D. #5812-010-342-10) on 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m., as presented.

**MONROE CHARTER TOWNSHIP**

**REGULAR MEETING**

**MINUTES**

**April 15, 2025**

**NEW BUSINESS (con't)**

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

**Motion carried.**

**Dacut/FKA First Class Cannabis Co. (1st, 2nd & 3rd special events for 2025), 14921 LaPlaisance Rd, (Property I.D. #5812-020-500-01) on 4/18/25, 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m.**

**Motion #28.** Motion by Smith, supported by Heck to consider Dacut/FKA First Class Cannabis Co. (1st, 2nd & 3rd special events for 2025), 14921 LaPlaisance Rd, (Property I.D. #5812-020-500-01) on 4/18/25, 4/19/25 and 4/20/25 from 9 a.m. to 8 p.m., as presented.

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

**Motion carried.**

**Monroe Dodge Superstore (1st special event for 2025), 15160 S. Dixie Hwy, (Property I.D. #5812-010-317-01) on 6/19/25 from 4 p.m. to 8 p.m.**

**Motion #29.** Motion by Merkle, supported by Smith to consider Monroe Dodge Superstore (1st special event for 2025), 15160 S. Dixie Hwy, (Property I.D. #5812-010-317-01) on 6/19/25 from 4 p.m. to 8 p.m., as presented.

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

**Motion carried.**

**Consider approving proposal from Precision Irrigation & Lawn Care for additional roadside mowing in the amount of \$6050.00.**

**Motion #30.** Motion by Smith, supported by Merkle to consider approving proposal from Precision Irrigation & Lawn Care for additional roadside mowing in the amount of \$6050.00, as presented.

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

**Motion carried.**

**Accept resignation from Chief Cherney effective July 31, 2025.**

**Motion #31.** Motion by Smith, supported by Heck to accept resignation from Chief Cherney effective July 31, 2025, as presented.

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

**Motion carried.**

**CLOSED SESSION**

**Move that the Township Board go into closed session pursuant to MCL 15.268(1)(e) which provides that a public body may go into closed session to "consult with its attorney regarding trial or settlement strategy in connection with specific pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body" and pursuant to MCL15.268 (d) "for the purpose of discussing the purchase or lease of real estate."**

**Motion #32.** Motion by Smith, supported by Heck to move that the Township Board go into closed session at 7:55 p.m. pursuant to MCL 15.268(1)(e) which provides that a public body may go into closed session to "consult with its attorney regarding trial or settlement strategy in connection with specific

**MONROE CHARTER TOWNSHIP**

**REGULAR MEETING**

**MINUTES**

**April 15, 2025**

**CLOSED SESSION (con't)**

pending litigation, but only if an open meeting would have a detrimental financial effect on the litigating or settlement position of the public body" and pursuant to MCL15.268 (d) "for the purpose of discussing the purchase or lease of real estate", as presented.

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

**Motion carried.**

**RECONVENE OPEN SESSION**

**Motion #33.** Motion by Smith, supported by Raymo to reconvene open session at 8:38 p.m., as presented.

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

**Motion carried.**

**Consider any motions of the Board based on the Closed Session regarding purchase or lease of real estate.**

**Motion #34.** Motion by Sulfaro, supported by Smith to consider any motions of the Board based on the Closed Session regarding purchase or lease of real estate, as presented.

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

**Motion carried.**

**PUBLIC COMMENTS**

Public comments began at 8:38 p.m. and ended at 8:39 p.m.

There was one public comment regarding the Fire Chief position.

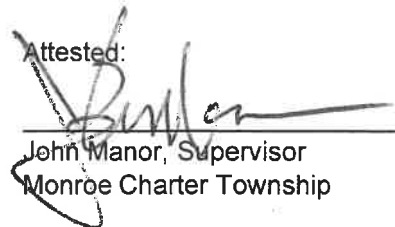
**ADJOURNMENT**

**Motion #35.** Motion by Heck, supported by Sulfaro to adjourn the meeting at 8:39 p.m.

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

**Motion carried.**

Attested:

  
\_\_\_\_\_  
John Manor, Supervisor  
Monroe Charter Township

  
\_\_\_\_\_  
Christina Smith, Clerk  
Monroe Charter Township