

Regular Board Meeting
Blackman Charter Township
June 15, 2026

The Blackman Charter Township Board convened at 6:00 p.m. on Monday, June 15, 2026 at the Township Hall, 1990 West Parnall Road, Jackson, Michigan.

Members present: Supervisor Jancek, Clerk Elwell, and Trustees: Ambbs, Boulter, Pack and Thomas

Members absent: Treasurer Preston

Public Attendance:

Jason Hanse (MDIS)

Ray Snell

Jessica Steller

Nate Edwards

Teresa Sweezey

Keith Steller

Others that didn't sign in

CALL TO ORDER / PLEDGE OF ALLEGIANCE

1. Motion by Supervisor Jancek, supported by Trustee Thomas to excuse the absence of Treasurer Preston

Unanimously approved by voice vote

BRIEF PUBLIC COMMENTS - (Agenda Items Only: two-minute limit)

1. **Greg Jones, resident**
 - a. In opposition to the zoning change for Jimmie's Towing, provided photos of the site and has concerns about water contamination from buried fuel tanks. Cleared the trees, put up a privacy fence, extended the driveway. Lowering property values.
2. **Keith Steller, resident on Clinton Way**
 - a. The board is taking up needless time on a backyard chickens ordinance rather than dealing with water issues at construction site on Clinton Way.
3. **Jessica Steller, resident on Clinton Way**
 - a. The board is wasting time on backyard chicken ordinance.
 - b. In opposition to the zoning change for Jimmie's Towing, stating it is irresponsible to rezone to commercial from split zone residential.
4. **Sally Levy, resident on Woodland Ave.**
 - a. In opposition to the zoning change for Jimmie's Towing, provided photos, has concerns about stacked cars, junk, and water contamination from items stored on the property. Concerned
5. **Lauren Smith, resident on Woodland Ave.**
 - a. Concerned with water issues. Would like reassurance that residents concerns will be taken seriously.
6. **Linda Shelaby, resident on Woodland Ave.**
 - a. In opposition to the zoning change for Jimmie's Towing, unhappy the trees were removed, concerned about water contamination.
7. **Mark Johnston, representative manager of Jimmie's Towing**
 - a. Jimmies Towing has been owned by the same family for many years. The property visible to residents is already zoned Commercial. They did cut down the trees as is their right to do so. They hired a surveyor to ensure they cut trees only on their property and to leave a buffer between properties. Water flows the opposite direction from residential areas. Water tested clean. Received clean bill of health from EGLE and the Drain Commissioner has approved the site plan. Trying to be the best neighbors they can be.

8. **Terry Seager**, *resident Woodland Ave.*
 - a. In opposition to the zoning change for Jimmie's Towing, would like to have neighborhood water tested for contamination, already has water issues from the storage facility, states the noise level is high.
9. **Ray Snell**, *9th District County Commissioner*
 - a. Jackson County Fair – free admission for super heroes, public safety, etc., celebrating America 250 Veterans Day Fireworks and drone show, vendor booths declining will add other exhibits. Anticipating a good turnout in attendance, free parking at old prison zone.
 - b. Old prison zone – Saturday events and activities, food trucks, vendors, retail. A logo will be painted on the wall.
 - c. Circuit Court Corrections grant for non-violent offenders program
 - d. New taxi way at airport, increase the number of hangers, fencing banners around perimeter to advertise local businesses, banner rental begins at \$150/mo.
 - e. Paving, street sweeping
 - f. EDC revolving fund for brownfield – to continue cleaning up properties.

AGENDA APPROVAL

1. Additions/Deletions

Motion by Clerk Elwell, supported by Trustee Boulter to approve the Board of Trustee agenda for the Regular Board Meeting held on Monday, June 15, 2026, as amended, removing item #2 under New Business.

Unanimously approved by voice vote

MINUTES APPROVAL

1. No Changes/corrections

Motion by Clerk Elwell, supported by Trustee Pack to approve the Board of Trustee minutes for the Regular Board Meeting held on Monday, May 18, 2026

Unanimously approved by voice vote

PRESENTATIONS (fifteen-minute limit)

CONSENT AGENDA

1. Approval of payroll for the dates 05/08/26 in the amount of \$176,791.61 and for 05/22/26 in the amount of \$228,687.69
2. Approve \$500,000.00 transfer of funds from General Fund to Public Safety Fund for the month of May 2026
3. Receive Revenue and Expenditure Report for the month of May 2026.

Motioned by Trustee Ambs, supported by Trustee Pack

Roll Call: Ayes - None

Nays – Elwell, Pack, Thomas, Boulter, Ambs, Jancek

Motion is Not Approved

SUPERVISOR'S UPDATE

1. Pickleball courts are now open to the public

TREASURER'S UPDATE

1. Summary of Accounts

CLERK'S UPDATE

1. JCDOT did not approve the agreement to remove signs in the ROW. Approved allowing townships to remove signs in ROW with permission, with the exception of political signs.
2. Preparing for 9 days of Early Voting
3. Preparing for Election Day on August 4, 2026

PUBLIC SAFETY

SECOND READ PROPOSED ORD. AMENDMENT TO CHAPTER 29 SECTION 2 AND 6

Motion by Trustee Ambs, supported by Trustee Pack to approve a Second Reading of the proposed Ordinance Amendment to Chapter 29, section 2 and Chapter 29, section 6; a title change from Director to Chief.

Roll Call: Ayes - Ambs, Thomas, Jancek, Elwell, Pack, Boulter

Nays - None

Motion Approved

APPROVE WORK PROPOSAL QUOTE FROM MDIS

Motion by Trustee Ambs, supported by Clerk Elwell to approve Work Proposal Quote from MDIS for the technology, security, audiovisual, and fire alarm systems for the new Public Safety Building in the amount of \$711,822,22 in a pay schedule as described in the appendix of the quote with the automatic payment withdrawal being removed.

Discussion: Report from Jason Hanse (MDIS representative) and Byron Schroeder; answering questions from board members

Roll Call: Ayes - Jancek, Pack, Elwell, Ambs, Boulter

Nays - Thomas

Motion Approved

PLANNING COMMISSION

1. Minutes from Planning Commission meeting Tuesday, May 05, 2026 – Approved
2. Minutes from Planning Commission meeting Tuesday, May 19, 2026 – Approved
3. Minutes from Planning Commission meeting Tuesday, June 02, 2026 – Draft

APPROVE CASE #1607 ZONING CHANGE

Approve Case #1607 – Rezone: Split zoning property RS-1/C-3 to all C-3 Highway Commercial; located at 4201 W. Michigan Ave., Jackson, MI 49201; Parcel 000-08-31-326-003-01, Zoned RS-1 (Residential Suburban)/C-3 (Highway Commercial); Requested by Mark Johnston (Jimmies Towing; Presented by Mark Johnston (Jimmies Towing)

Discussion: Byron Schroeder from Planning Commission; Mark Johnston from Jimmies Towing answering questions from board members.

Call for a motion to approve. Receiving none.

TABLE CASE #1607 ZONING CHANGE

Motion by Trustee Thomas, supported by Trustee Pack to table Case #1607 until board receives more information.

Roll Call: Ayes – Boulter, Thomas, Jancek, Ambs, Elwell, Pack

Nays - None

Motion Approved

ZONING BOARD OF APPEALS

PARKS & RECREATION

1. Pickleball courts and Pavilion – work completed. Have received quotes for the concrete work for sidewalk between pickleball courts and pavilion and ADA parking at the restrooms.

**APPROVE WORK
PROPOSAL FROM
COOK
FOUNDATION
FOR SIDEWALK
& ADA PADS AT
PAVILION AND
PICKLEBALL
COURTS**

Motion by Clerk Elwell, supported by Trustee Thomas to approve work proposal from Cook Foundation & Flatwork to perform/sub work in the amount of \$47,850.00

Roll Call: *Ayes - Jancek, Ambs, Boulter, Pack, Elwell, Thomas*
Nays - None **Motion Approved**

TECHNOLOGY COMMITTEE

1. Pricing on tech equipment is increasing. Will bring recommendations to the board looking in pricing for equipment, servers, etc. that are reaching end of life replacement.

UTILITIES COMMITTEE

**APPROVE WORK
PROPOSAL
SCADA QUOTE
#261017 SEWER
FLOW UPGRADES**

Motion by Supervisor Jancek, supported by Trustee Thomas to approve Work Proposal SCADA Quote #261017, dated May 27, 2026 for Sewer Flow SCADA Upgrades (Utilities Instrumentation Service) not to exceed the amount of \$20,475.00

Roll Call: *Ayes - Boulter, Pack, Elwell, Preston, Thomas*
Nays - None **Motion Approved**

**APPROVE CITY
OF JACKSON –
BLACKMAN
WASTEWATER
TREATMENT
SERVICE
AGREEMENT**

Motion by Trustee Pack, supported by Trustee Boulter to approve and authorize the Supervisor and the Clerk to sign the City of Jackson – Blackman Charter Township Wastewater Treatment Service Agreement

Roll Call: *Ayes - Boulter, Thomas, Ambs, Pack, Elwell, Jancek*
Nays - None **Motion Approved**

ORDINANCE REVIEW COMMITTEE

1. First Reading of the Proposed Ordinance Amendment to Chapter 55, Part 1, Article I, Keeping of Exotic Animals or Pets to add Backyard Chickens
 - a. Articles presented highlighting what other townships allow
 - b. Suggests refining the area (min. 1 acre) and the number of hens (min. 6). Discussed a graduated system based on parcel size. No roosters.
 - c. Refine before next board meeting

NEW BUSINESS

**APPROVE 4%
INCREASE IN
MOWING COSTS**

Motion by Clerk Elwell, supported by Trustee Boulter to approve the request from Jake's Property Management of a 4% increase in mowing costs due to the rise in gas prices, maintenance of equipment, supplies, and labor.

Discussion: Item #2 was removed to open mowing services up for bids

Roll Call: *Ayes – Pack, Elwell, Boulter, Thomas, Jacek, Ambs*
Nays – None **Motion Approved**

**APPROVE GLG
PRINT ESTIMATE
2026 SUMMER
TAX BILLING**

Motion by Supervisor Jancek, supported by Trustee Thomas to approve the GLG Print estimate for 2026 Summer Tax bills, newsletter, #10 picture window envelopes, bulk mailing/processing services and postage in the amount of \$3,620.75

Roll Call: *Ayes –Elwell, Pack, Thomas, Boulter, Ambs, Jancek*
Nays – None **Motion Approved**

BILLS

Motion by Clerk Elwell, supported by Trustee Pack to approve payment of bills on the Board Invoice Post Audit Report dated 06/03/26 in the amount of \$121,693.12 and Board Invoice Report dated 06/16/26 in the amount of \$419,106.96

Roll Call: Ayes - Ambs, Thomas, Jancek, Elwell, Pack, Boulter
Nays - None **Motion Approved**

Motion by Clerk Elwell, supported by Supervisor Jancek to approve the Consent Agenda

Roll Call: Ayes - Jancek, Pack, Ambs, Pack
Nays - Thomas, Elwell, Boulter **Motion Is Not Approved**

PUBLIC SAFETY BUILDING UPDATE

1. Report from Byron Schroeder
 - a. Monthly progress report from Jones Construction, foundation is complete, other work can move forward, saw cutting, repair outside of building, cost savings, sub-contractors, materials, inside work will begin, plumbing will begin. Cost savings, no additional costs.

EXTENDED PUBLIC COMMENT (Any Topic: three-minute limit)

1. **Keith Steller**, resident on Clinton Way
 - b. The developer had been and is lying about the construction on Clinton Way. Road Commission, Health Department, Drain Commissioner, Township are not in agreement with the site plans.
2. **Jessica Steller**, resident on Clinton Way
 - a. In communication with Drain Commissioner and JDOT about building site drainage issues. Developer not following rules.
3. **Mark Johnston**, Jimmies Towing
 - a. The rezone is for 28 acres.
 - b. Water flows away from residents and toward airport
 - c. Spent \$100,000.00 to prepare for the rezone
 - d. Thought property was Commercial. It is being taxed as Commercial Vacant.
 - e. Bryan found old records to show it is split zoned.

OPEN DISCUSSION

1. Supervisor; appreciates residents voicing their concerns.
2. Planning Commission meeting has been canceled due to no quorum.

The Chairperson declared the meeting adjourned at 7:43pm.



David Elwell, Township Clerk