

Special Board Meeting/Study Session
Blackman Charter Township
July 14, 2026

The Blackman Charter Township Board convened at 6:00 p.m. on Tuesday, July 14, 2026 at the Township Hall, 1990 West Parnall Road, Jackson, Michigan.

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

Members absent: Trustee: Boulter

Public Attendance:

Dan Decker

Tim Sobania

Sarah Carl

Mark Johnston

Michael Collard

Dustin Carl

Others that did not sign in

Jose Duran

Ludwig Flores

Chris Crisenbery

CALL TO ORDER / PLEDGE OF ALLEGIANCE

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

Unanimously approved by voice vote

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

AGENDA APPROVAL

1. Additions/Deletions

Motion by Clerk Elwell, supported by Trustee Pack to approve the Board of Trustee agenda for the Special Board Meeting/Study Session held on Tuesday, July 14, 2026, as presented

Unanimously approved by voice vote

OPEN DISCUSSION

Item #1 Rezoning of Jimmies Towing

1. **Greg Jones**, *resident on Woodland Ave.*
 - a. In opposition to the zoning change for Jimmie's Towing, everyone has shallow wells and concerned with water quality and contamination, EGLE only tested deep wells, not residential wells, concerned about property values, the property looks like a junk yard, encroaching onto other properties, storage containers on property and junked cars
2. **Mark Johnston**, *representative manager of Jimmie's Towing*
 - a. Jimmies Towing has been owned by the same family for many years.
 - b. The property visible to residents is already zoned Commercial.
 - c. Water flows the opposite direction from residential areas.
 - d. Wells have tested clean. Received clean bill of health from EGLE
 - e. Drain Commissioner has approved the site plan.
 - f. Trying to be the best neighbors they can be. Understands the concerns of the area residents. Willing to do what needs to be done.
 - g. Impervious surface and water filtration is a condition of use if approved
 - h. 1st step is to rezone to Commercial; 2nd step is to determine conditional uses

3. **Resident**, on *Woodland Ave*
 - a. Questioned the preparation of the property to deal with water runoff, water filtration, contamination of water, type of ground surface – gravel or paved.
4. **Clerk Elwell**,
 - a. Question: is impervious surface a condition/requirement
5. **Dan Decker**, *Blackman Planning Commission*
 - a. Impervious surface is the standard practice
6. **Clerk Elwell**
 - a. Question: has any neighbor tested their wells
 - i. None stated to have had their well/water tested
7. **Resident**, on *Woodland Ave*
 - a. Coal storage in the area many years ago contributes to why the water smells bad
8. **Mark Johnston**, *representative manager of Jimmie's Towing*
 - a. Assumed all property was Commercial (C-3)
 - b. Paying property tax; Commercial (C-3); when filing for a conditional use they found out it is a split zone
 - c. Property is residential on the 28 acres they would like to extend the business on
 - d. Monitored wells are 12-15 ft, well above the shallow wells, testing has been clean
 - e. Water run off flows to the west, away from neighboring residents
9. **Chris Crisenbery**, *AE Design representative*
 - a. Explained the process of rezoning; 1st phase is rezoning, 2nd phase is applying for a conditional use
10. **Resident**, on *Woodland Ave*
 - a. Concerned with property values, water contamination, the trees that were cut down, junked cars are now visible from their backyard
11. **Resident**, on *Woodland Ave*
 - a. Concerned with property values, water contamination, unhappy the trees were cut down and now sees onto the property from kitchen window
12. **Mark Johnston**, *representative manager of Jimmie's Towing*
 - a. Willing to plant items to create a buffer to as a screen to hide items on property
13. **Supervisor Jancek**
 - a. Jimmies has always complied with requests to make improvement/corrections
14. **Treasurer Preston**
 - a. The board tabled the rezone to hold this meeting to discuss the rezone with members of the neighborhood, to listen to their concerns.
 - b. If approved, the concerns of the neighbors will be heard at the 2nd phase at a Planning Commission meeting
 - c. The board has the option to approve or to disapprove
15. **Dan Decker**, *Blackman Planning Commission*
 - a. If the rezone is approved by the Township Board; Jimmies will bring a Site Plan to the Planning Commission where the conditions will be determined; the case will go before the board again to either approve with conditions or deny
16. **Resident**
 - a. Would like clear definition as to what Jimmies has planned for the property to be better prepared for the next meeting, concerned with water runoff and testing of wells
17. **Mark Johnston**, *representative manager of Jimmie's Towing*
 - a. Willing to comply with ordinance and what the Planning Commission would require us to do

18. **Sally Heavy**, *resident on Woodland Ave.*

- a. When we moved here, they had fewer cars, then were allowed to have junked and stacked cars, stored cars on the residential property before they were allowed to, removed them before they came before the Planning Commission to have it rezoned. Provided photographs of the view from her home

19. **Supervisor Janck**

- a. Thank you for attending this meeting to discuss your concerns

20. **Clerk Elwell**

- a. The next Township Board meeting will be held on Monday, July 20, 2026 at 6:00pm
- b. This case item will be on the agenda to determine rezoning; approval or denial

Item #2 Ordinance 57 amendment to include chickens, board discussion only

1. Clerk Elwell provided text on defining area and a maximum number of hens allowed
 - a. The first reading - last meeting; 1 acre and 6 hens
 - b. The second reading – next meeting; decrease land area and increase the maximum number of hens
 - c. Property must be owner occupied, not a renter
 - d. No roosters will be allowed
2. Treasurer Preston
 - a. Would like the line .20 acre thru .49 acre, 4 chickens maximum to be struck
 - b. Not comfortable with having a small lot in a neighborhood with chickens
3. Clerk Elwell stated the City of Jackson allows chickens on a city lot, Concord township updated their ordinance, increasing the maximum number of hens allowed, numbers are based on the average subdivision lot size, trailer park lot size is .20
4. Roosters are allowed only on properties zoned AG; roosters will not be allowed on residential properties

The Chairperson declared the meeting adjourned at 7:30pm.

David Elwell, Township Clerk