

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
MONDAY July 16, 2024
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Monday, July 16, 2024, at the Blackman Township Office.

Members Present: Decker, Preston, Schroeder, Grabert, Frohm
Members Absent:

Sign-in list of names present: In file

MINUTES APPROVAL: July 02, 2024

Motion by: **Grabert**, supported by: **Preston** to approve Minutes for Planning Commission meeting held 07/02/2024 with changes.

Roll Call: Ayes 5, Nays 0. Motion Carried.

CASE #1575 – CONDITIONAL USE

Motion by: **Schroeder** Seconded by **Preston** to abstain from Case #1575 due to conflict of interest.

Roll Calls: Ayes 4, Nays 0. Motions carried.

CASE #1575 – CONDITIONAL USE

Boots & Bands Concert

Address: 2543 Shirly Drive, Jackson, MI 49201

Parcel #000-08-33-351-001-03

Zoning: Planned Commercial (PC-1)

Requested by: Scott Vitale

Presented by: Scott Vitale & Christopher Crisenbery (AE Design Solutions)

-Temporary outdoor concert venue with hours of 6pm-11pm.

-Asked what the township Attorney determined about clarification of zoning.

-Adjusted site venue direction due to sensitive neighbors to not be a nuisance.

-Request for Venue has been asked for since October 2023.

Public Comment:

Paul Titus (Pattie Ave)

-In Favor of concert venue.

Lisa Lazarus (Pattie Ave)

-In favor of concert venue.

Scott Maynard

-In Favor of concert venue and has attended others that produced by Mr. Vitale with no issues.

Mike Hirst

-Not in favor of concert venue due to Andy's Place and disturbance of patrons in the facility.

-Andy's Place is on of a kind in the nation and is the flagship of others being developed.

-Question; Would you put a casino next to a rehab gambling facility?

Newel Turpel

-Live in resident at Andy's Place as facility director

-One of a kind facility in the nation

-People living in the facility are venerable when put back in a addictive situation

-Other similar project approved in the State and lots of eyes watching this first of its kind rehab facility.

Close Public Comment

Planning Commission Discussion:

Dan Decker

- Clarification to members and audience on outcome of attorney review of zoning.
- Review of permitted uses in PC-1 were read aloud
- Review of Conditional use in PC-1 were read aloud
- Review of permitted uses in C-1 were read aloud
- Review of Conditional use in C-1 were read aloud
- Review of permitted uses in C-2 were read aloud
- Review of Conditional use in C-2 were read aloud
- Question to board on reading are any use similar in nature? No response from board

Bruce Grabert

-Question that this is not a permanent structure and was temporary in nature
Motion by: **Preston** Seconded by **Frohm** to recommend denial of Case #1575
Roll Calls: Ayes 4, Nays 0. Motions carried.

OTHER MATTERS REVIEWED:

Zoning Ordinance Update:

- Definitions to be organized in one location
- Format to be consistent
- Draft zoning

PUBLIC COMMENT: None

TRUSTEE REPORT:

- Approved walkable trail in marinos park
- 3 Ordinances for first reading (Blight, Large Events & Police Action)

ZBA REPORT: One item on previous meeting agenda and was table for further information

OPEN DISCUSSION: None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 7:30 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary