

MINUTES  
BLACKMAN CHARTER TOWNSHIP  
PLANNING COMMISSION  
1990 W. PARNALL RD.  
**Tuesday August 20, 2024**  
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, August 20 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 16, 2024**

Motion by: **Schroeder**, supported by: **Grabert** to approve Minutes for Planning Commission meeting held 07/16/2024 with changes.

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

**CASE #1580 – CONDITIONAL USE**

**Blackman Solar Garden**

Address: 0 Blackman Road, Jackson, MI 49201

Parcel #000-08-19-601-003-03

Zoning: Agricultural (AG)

Requested by: Consumers Energy (Joe Lawson)

Presented by: Consumers Energy (Joe Lawson)

-Solar garden with direct connection to Consumers Energy substation

-Approximately 30 acres

Public Comment:

Ralph Herberge, 4324 County Farm Road

-Against development of area other than residential

Planning Commission Discussion:

Motion by: **Grabert** Seconded by **Preston** to recommend approval of Case #1580

**Roll Calls: Ayes 5, Nays 0. Motions carried.**

**CASE #97.2024 – SITE PLAN**

**MBK Property Development in Industrial Park**

Address: Ayrshire Lane

Parcel #000-08-19-401-001-00

Zoning: Heavy Industrial (I-1)

Requested by: MBK Property LLC (Phil Willis)

Presented by: Multiple People

Phil Willis, Owner

-Midbrook Manufacturing building new facility and moving operation from Leoni Twp facility.

Brian Boyer, Jones Construction

-Contractor for new facility.

Spencer Odel, AR Engineering

-Discussed the site development and new facility.

Planning Commission Discussion: Multiple questions on the site items including but not limited to Storm Water Management Nuisance, Parking Lot Finish Material not meeting requirements of zoning ordinance,

Fire Suppression/Onsite Hydrants, Check List with NA not explained and missing approvals from JDOT & JCDC

Motion by: **Preston** Seconded by **Frohm** to table Case #97.2024 due to incomplete application and maximum 30 days from tabling to have plans resubmitted.

**Roll Calls: Ayes 5, Nays 0. Motions carried.**

**OTHER MATTERS REVIEWED:**

**Master Plan:**

-Discussion about how to proceed with updating the master plan and how to get this completed in a timely manner. Region 2 was present and provide great background to updating master plan. Decision was to have Region 2 start the process of updating the master plan.

**Sales of Accessory Building:**

-Discussion about zoning ordinance requirements for sales of portable accessory buildings on commercial lots. Concussion of discussion was letter to be issued to owner about non-compliant structures and need for conditional use permit.

**Zoning Ordinance Update:**

-Resend final draft to planning commission

**PUBLIC COMMENT:** None

**TRUSTEE REPORT:**

-Boots & Bands venue was denied on applicant was not present at meeting.

-4 Ordinances discussed

**ZBA REPORT:** None

**OPEN DISCUSSION:** None

**ADJOURNMENT:** Motion by: **Decker**, supported by: **Schroeder**, adjourned at 7:54 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved: 09/03/24



Byron P. Schroeder, Secretary