

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
Tuesday February 4, 2025
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, February 4, 2025 at the Blackman Township Office.

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

Sign-in list of names present: In file

AGENDA CHANGE: None

Motion by:

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

MINUTES APPROVAL: January 7, 2025

Motion by: **Grabert**, supported by: **Preston** to approve Minutes for Planning Commission meeting held 01/07/2025.

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

CASE #1587 – CONDITIONAL USE

Address: No Address

Parcel #000-08-27-254-004-00, 000-08-27-254-005-00 & 000-08-27-254-005-00

Zoning: Heavy Industrial (I-2)

Requested by: Harvest Solar, Evan Rohloff

Presented by: Harvest Solar, Evan Rohloff

-Owner wants to install new 138.24 KW ground mounted solar array facing south.

Public Comment: None

Planning Commission Discussion:

-Owner was informed that a portion of the solar array was located on property not regulated by Blackman Charter Township and would need to be submitted to governing jurisdiction.

Motion by: **Preston** Seconded by **Schroeder** to recommend approval of Case #1587 (parcels #000-08-27-254-004-00, 000-08-27-254-005-00 & 000-08-27-254-005-00) with condition to maintain separation distance of 120' from east property line adjacent to neighboring property.

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

OTHER MATTERS REVIEWED:

Zoning Ordinance Update:

-Reviewed updated ordinance thru Section 5.6 page 103

-Preston to research Wind Farm ordinance.

*Preston is still researching wind farm ordinance.

-Powers to contact MTA about Mobile Home Park jurisdiction by State of Michigan.

*Powers contacted MTA and received general response via email.

-Preston to research Battery Storage Facility ordinances.

-Schroeder to research contractor yard definition and clarification.

*Schroeder is still researching contractor yard definition.

- Schroeder to research landfill definition/type and clarification.
- *Schroeder is still researching landfill definition/type and clarification.
- Continue review over the next few meetings.

Master Plan Update:

-No Discussion

PUBLIC COMMENT: None

TRUSTEE REPORT: Public Safety, Director is Retiring

ZBA REPORT: None

OPEN DISCUSSION:

- Blackman Industrial park discussion about concrete wall privacy fence and process planning commission would like to see done to achieve change of type of privacy fence.
- Large storage structures (portable) discussed if site plan would be required based on foundation requirements.
- Blackman Charter Township property rezoning discussion on best use group to utilize for overall property and possibly an overlay zoning for park. Recommendation was General Commercial District (C-2) with overlay of Recreation Open Space District (RO-1). To be discussed with consultant and executive team during the next project meeting for public safety build.

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 8:05 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary