



BLACKMAN CHARTER TOWNSHIP

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MINUTES

BLACKMAN CHARTER TOWNSHIP

Zoning Board of Appeals

1990 W. PARNALL RD.

MONDAY August 13, 2025

6:00PM

The Blackman Charter Township Zoning Board of Appeals Convened at 6:00pm on Monday, August 13, 2025 at the Blackman Township Office.

Members Present: Schroeder, Pack, Zinn, White, Meredith

Members Absent:

Sign-in list of names present: In file

AGENDA MOTION: None

MINUTES APPROVAL: June 9, 2025

Motion by: **Zinn** supported by: **Pack** to approve Minutes for the Zoning Board of Appeals meeting held 06/09/2025

Roll Call: Ayes 5, - Motion Carried

CASE# 1596: VARIANCE

Parking Number Adjustment, Trash Enclosure Setback, Stacking Reduction and Green Space at Property Line

Address: 3011 & 3013 E Michigan Ave

Parcel: #000-08-36-280-002-00, 000-08-36-280-003-00, 000-08-36-280-008-00

Requested by: Vic Patel

Presentation: Vic Patel

Comments: Discussion about new building to house Jimmy Johns, Dunkin Donuts and Smoothie Store.

Owner stated that the franchises were going to be more of a drive thru concept and fewer seating options on the interior.

Public Comment: None

ZBA Discussion: Long discussion with owner about number of employees, seating and delivery vehicles.

Total discussed was approximately 20 spaces when all facilities were operating. This did not include drive thru which would be an additional 5 & 6 stacked vehicles. Stacking was discussed and concerns about the vehicles backing up onto Michigan Ave from JJ drive thru. Owner was willing to do traffic study for drive entrances. Landscape variance was discussed to have 2.5' on east and west sides along with 2.5' along south property if applicable.

Motion by: **Schroeder**, Supported by: **Zinn** to approve case# 1596 as follows: Minimum parking spaces to be 28 (this was reduced interior seating as shown on building plan), Trash enclosure setback 2.5' from south property line and 7' from east property line, Stacking reduction for west drive thru to 5 spaces with traffic study done for drive entrance/exits and Side & Rear green space 2.5' minimum with exception that rear green space may not be applicable and to provide alternate barrier option.

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

OLD BUSINESS: None

OTHER MATTERS REVIEWED: None

TRUSTEE REPORT: None

PC REPORT: None

PUBLIC COMMENT: None

ADJOURNMENT: Motion by: Schroeder, supported by: Zinn, adjourned at 7:20 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary

DRAFT