



BLACKMAN CHARTER TOWNSHIP

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MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
Tuesday December 02, 2025
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, December 02, 2025 at the Blackman Township Office.

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

Sign-in list of names present: In file

AGENDA CHANGE:

-None

MINUTES APPROVAL: November 18, 2025

Motion by: **Grabert**, supported by: **Preston** to approve Minutes for Planning Commission meeting held 11/18/2025 as written.

Roll Call: Ayes 4, Nays 0. Motion Carried.

-Ayes: Grabert, Preston, Schroeder, Decker

-Nays: None

CASE #106.25 – Site Plan

Site Plan for New Construction Restaurants

Address: 3011 W Michigan Ave

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

Zoning: General Commercial (C-2)

Requested by: Vic Patel

Presented by: Vic Patel

-New Building for two restaurants (Jimmy Johns & Dunkin)

-Submitted to MDOT but no response back

-Restaurants have different busy times so should be no conflict

-ZBA did allow some variances, but plans changed so not all variance where needed for final design

Public Comment (approve): None

Public Comment (disapprove): None

Planning Commission Discussion: Discussion about traffic study and possible issues with drive location due to busy Michigan Ave. Discussion about what ZBA granted.

Motion by: **Schroeder** Seconded by **Grabert** to approve of Case #106.25 with the following conditions: MDOT approval of storm management, MDOT approval of drive removal and new entrance/exit locations and Traffic study for new drive locations.

Roll Calls: Ayes4 , Nays 0. Motion carried.

-Ayes: Grabert, Preston, Schroeder, Decker

-Nays: None

OTHER MATTERS REVIEWED:

Master Plan Update:

-Nothing for meeting

PUBLIC COMMENT:

-None

TRUSTEE REPORT:

-Discussion about happenings at board meeting.

ZBA REPORT:

-None

OPEN DISCUSSION:

-None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 6:55 pm
Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary

Planning Commission meeting held on: 12/16/25

Zoning Board of Appeals meeting held on: _____

Minutes of the 12/02/25 meeting approved



Byron P. Schroeder, Secretary

Date signed: 12/16/25