BLACKMAN CHARTER TOWNSHIP
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MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
Tuesday December 16, 2025
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, December 16, 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: December 02, 2025
Motion by: **Grabert,** supported by: **Preston** to approve Minutes for Planning Commission meeting held 12/02/2025 as written.
Roll Call: Ayes 5, Nays 0. Motion Carried.
-Ayes: Grabert, Preston, Schroeder, Decker, Frohm
-Nays: None

CASE #108.25 – Site Plan
Site Plan for Addition to Walmart
Address: 1700 W. Michigan Ave.
Parcel #000-08-33-376-003-00
Zoning: Planned Commercial (PC-1)
Requested by: Todd Hudnell

Presented by: Kim Cooper - CESO Inc.
-Expansion to northside of existing store for new online order pickup area
-Existing parking lot south to be configured to remove existing online order pickup area

Public Comment (approve): None
Public Comment (disapprove): None

Planning Commission Discussion: Discussion about the existing site parking calculation and agreement that existing number of parking spaces was adequate without further discussion.

Motion by: **Schroeder** Seconded by **Grabert** to Approve Case #108.25 as submitted.

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

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-Ayes: Grabert, Preston, Schroeder, Decker, Frohm
-Nays: None

CASE #109.25 – Site Plan
Site Plan for Ruby Recycler
Address: 3025 W. Michigan Ave.
Parcel #000-08-32-327-002-00, 000-08-32-402-001-00, 000-08-32-402-002-03
Zoning: Heavy Industrial (I-2)
Requested by: Christopher Crisenbery – AE Design Solutions, LLC

Presented by: Christopher Crisenbery - AE Design Solutions, LLC
-Vehicle recycling center.
-No real change to type of use that was previously onsite.
-Project is submitted to Drain Commissioner awaiting approval.

Public Comment (approve): None
Public Comment (disapprove): None

Planning Commission Discussion: Discussion about recycling vehicles and if parts are sold onsite. Question about onsite storm management locations and clarified by applicant.

Motion by: **Schroeder** Seconded by **Decker** for Schroeder to abstain from voting on project due to conflict.

Roll Calls: Ayes 5, Nays 0. Motion carried.
-Ayes: Grabert, Preston, Schroeder, Decker, Frohm
-Nays: None

Motion by: **Grabert** Seconded by **Preston** to Approve Case #109.25 with condition that letter of approval received from Jackson County Drain Commissioner prior to construction.

Roll Calls: Ayes 4, Nays 0. Motion carried.
-Ayes: Grabert, Preston, Decker, Frohm
-Nays: None

CASE #110.25 – Site Plan
Site Plan for Addition to Main & Company
Address: 2700 Cooper Rd.
Parcel #000-08-22-427-002-00
Zoning: Heavy Industrial (I-2)
Requested by: Travis Cortright – O'Harrow Construction

Presented by: George Kittle – O'Harrow Construction
-11,550 sq. ft. expansion of existing facility
-No real change to type of use that was previously onsite.
-Improvement to existing storm system basin and additional storm system.
-Letter from Drain Commissioner was submitted.

Public Comment (approve): None
Public Comment (disapprove): None

Planning Commission Discussion: Discussion about existing site and possible effects on internal traffic. Question regarding additional employees and applicant stated 5-10 new positions possible with expansion.

Motion by: **Preston** Seconded by **Grabert** to Approve Case #110.25 as submitted.

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Roll Calls: Ayes 5, Nays 0. Motion carried.
-Ayes: Grabert, Preston, Decker, Frohm, Schroeder
-Nays: None

OTHER MATTERS REVIEWED:
Master Plan Update:
-Nothing for meeting

PUBLIC COMMENT:
-None

TRUSTEE REPORT:
-Discussion about happenings at board meeting.
-Board has requested planning commission review of the animal ordinance as it affects the residential zonings. Planning commission discussed and will include on next agenda for further discussion.

ZBA REPORT:
-None

OPEN DISCUSSION:
-None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 6:50 pm
Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary

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