



BLACKMAN CHARTER TOWNSHIP

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MINUTES

BLACKMAN CHARTER TOWNSHIP

PLANNING COMMISSION

1990 W. PARNALL RD.

Tuesday April 07, 2026

6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, April 07, 2026 at the Blackman Township Office.

Members Present: Preston, Schroeder, Decker, Frohm

Members Absent: Grabert

Sign-in list of names present: In file

AGENDA CHANGE:

Add the following two items to agenda.

-Discussion about Data Centers

-Zoning Ordinance Discussion

Motion by: **Decker**, supported by: **Schroeder** to add items to agenda

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

-Ayes: Preston, Schroeder, Decker, Frohm

-Nays: None

MINUTES APPROVAL: March 03, 2026

Motion by: **Preston**, supported by: **Frohm** to approve Minutes for Planning Commission meeting held 03/03/2026 as written.

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

-Ayes: Preston, Schroeder, Decker, Frohm

-Nays: None

CASE #1605 – Conditional Use

Conditional use for proposed cell tower

Address: None

Parcel #000-08-02-451-001-00

Zoning: Agricultural (AG-1)

Requested by: North Star Towers

Presented by: Hayley Law Firm (Wallace Hayley)

-Installation of a new 195' mono pole cell tower for Verizon

Public Comment (approve): None

Public Comment (disapprove): None

Planning Commission Discussion: General operational questions for applicant.

Motion by: **Schroeder** Seconded by **Frohm** to recommend approval of Case #1605 to the Board of Trustees.

Roll Calls: Ayes 4, Nays 0. Motion carried.

-Ayes: Preston, Schroeder, Decker, Frohm

-Nays: None

OTHER MATTERS REVIEWED:

Data Center Discussion:

- Request by township to discuss data center moratorium.
- Decker discussed letter sent by Jackson County Planning Commission about data centers.
- Discussion about adding data centers to zoning ordinance once updated ordinance is adopted.
- Planning Commission is not in favor of recommending to the Board of Trustees a moratorium on data center.

Zoning Ordinance Discussion:

- Send final draft to Phil Preston to forward to Attorney and Board of Trustees for review/questions/

Master Plan Update:

- Nothing for meeting

Jimmies Towing Rezone Discussion:

Comments:

Mark Johnston representing Jimmies Towing was present.

- The facility is looking at expanding its short-term storage area to the south of existing facility.
- Property for expansion is zoned Agricultural.
- Requesting recommendation from PC on how to proceed with project.
- Clearing of property, new fence along property line installed and drainage swale have been completed.
- Jackson County Drain Commissioner has reviewed the changes.
- Property Line was determined by Surveyor.

Greg Jones, 210 Woodland Ave (neighbor)

- Concerned about possible contamination
- Facility used as Junk Yard
- Discussed various ordinances that did not pertain to Planning Commission.
- Property Line Concerns
- Visual concerns for vehicle storage
- Time frame of storage

Lauren Smith, No Address Given (neighbor)

- Time frame of storage
- Fluid removal procedure
- Clarification on what Conditional Use and Rezoning

Planning Commission

Topic was discussed with public and recommendation was given as follows:

- Rezone property to Highway Commercial (C-3)
- Apply for a Conditional Use permit

PUBLIC COMMENT:

- None

TRUSTEE REPORT:

-None

ZBA REPORT:

-None

OPEN DISCUSSION:

-None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 7:52 pm
Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary

DRAFT