



BLACKMAN CHARTER TOWNSHIP

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MINUTES

BLACKMAN CHARTER TOWNSHIP

PLANNING COMMISSION

1990 W. PARNALL RD.

Tuesday July 07, 2026

6:00PM

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

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

Members Absent:

Sign-in list of names present: In file

AGENDA CHANGE:

None

MINUTES APPROVAL: June 02, 2026

Motion by: **Preston**, supported by: **Frohm** to approve Minutes for Planning Commission meeting held 06/02/2026

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

-Ayes: Preston, Decker, Frohm, Schroeder, Grabert

-Nays: None

PUBLIC COMMENT: (Items on agenda)

Keith Steller, 3342 Clinton Way

- Disappointed in Blackman handling of project
- Personally feels C-3 should stay and no to RM-1
- PC should deny rezoning

Jessica Steller, 3342 Clinton Way

- Short sighted on the vision for this property
- Over abundance of Affordable housing in community
- Owner is not compliant with current project
- Prefer to stay as C-3

Terry Hardcastle, 2250 Diane

- Moved from town to a better area
- Type of Housing development
- Speed Limit issues
- Possible Green Space

Teresa Dana, 3002 W. Parnall

- Manufactured housing concerns
- Apartment amount in township
- Difficult access on Clinton Way

Britney Miller, 3375 Clinton Way

- Temporary traffic light issues
- Doesn't want apartment complex
- Make home affordable
- Krystal Gutlowski, 3726 Clinton Way
- Traffic issues from M50 to Clinton Way
- Lots of wrong way traffic
- View issues with complex and traffic
- Daryl Rimsmith, JAXNaz
- Closed roadway due to traffic
- Lots of traffic issues
- Future issue for more traffic in area
- Dreyson Waynick, DJW Development
- Master Plan & Future Use
- Commercial Use as C-3 current
- Necessity homes needed in area
- Speed on roadway
- Dovelyn Waynick, DJW Development
- Builder of project
- Illustrated what type of projects could be done on C-3
- RM-1 is less impact on community
- Consideration of type of use

CASE #1606 REZONE

Rezone property located east of Clinton Way that has split zoning C-3(east) & RS-1(west) to RM-1(east) & RS-1(west)

Address: No Address

Parcel #000-08-16-305-001-00

Zoning: Suburban Residential (RS-1) & Highway Commercial (C-3)

Requested by: DJW Development LLC

Presented by: DJW Development LLC

-Rezone from C-3 to RM-1 for apartments

Public Comment (approve): Above in open public comment

Public Comment (disapprove): Above in open public comment

Planning Commission Discussion:

- Speed limit discussion and its not township to determine
- Type of uses that could happen depending on zoning type
- Region 2 recommendation
- Land use type descriptions and how they would be reviewed
- Was a traffic study completed – Applicant response one was in the process

Motion by: **Preston** Seconded by **Grabert** to Deny Case #1606 based on master planned use of this area.

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

-Ayes: Preston, Decker, Frohm, Schroeder, Grabert

-Nays: None

OTHER MATTERS REVIEWED:

Zoning Ordinance Discussion:

- Request from PC for Preston to reach out to attorney about final review of ordinance.

Master Plan Update:

-Nothing for meeting

PUBLIC COMMENT:

Keith Steller, 3342 Clinton Way

-Don't appreciate the how the contractor conducts business

-Developer issues

-No studies have been done and why

-Stick to facts of the project

-No plans in place for project

Terry Hardcastle.2250 Diane

-Are houses sold

-Who to call about speed limit

-Frustrated about project

Brittney Miller, 3375 Clinton Way

-Question about additional services being used such as Fire, Police & EMS and over stretching our resources

Jessica Steller, 3342 Clinton Way

-Well drilled in retention area

-Upper drain failing

-JCDC & JCDOT contacted with drainage issues

-Blackman liable for this project

Barb Covey, 2538 Diane

-Issue with traffic

-Need traffic study done for Clinton Way

TRUSTEE REPORT:

-Multiple items discussed at board meeting

ZBA REPORT:

-Two items were on agenda for ZBA, Fence height for Public Safety and Rear setback both approved

OPEN DISCUSSION:

-None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 7:16 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary