BLACKMAN CHARTER TOWNSHIP
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MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
Wednesday, September 1, 2026
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Wednesday, September 1, 2026 at the Blackman Township Office.

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

Sign-in list of names present: In file

AGENDA CHANGE:
Motion by: **Schroeder,** supported by: **Frohm** to amend agenda Case# 114.26 to Case #1613 Conditional Use, Parcel 000-08-09-276-001-03
Roll Call: Ayes 5, Nays 0. Motion Carried.
-Ayes: Preston, Decker, Schroeder, Frohm, Grabert
-Nays: None

MINUTES APPROVAL: August 18, 2026
Motion by: **Preston,** supported by: **Schroeder** to approve Minutes for Planning Commission meeting held 08/18/2026
Roll Call: Ayes 5, Nays 0. Motion Carried.
-Ayes: Preston, Decker, Schroeder, Frohm, Grabert
-Nays: None

CASE #1613 Conditional Use
Conditional Use for New Cell Towner
Address: None
Parcel #000-08-09-276-001-03
Zoning: Agricultural (AG-1)
Requested by: Haley Law Firm PLC – Walley Haley

Presented by: Haley Law Firm PLC – Walley Haley
-Construct new 195-foot cell tower for Verizon
-Existing easement in place for drive access

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

Planning Commission Discussion:
-Few questions on array height and area of disturbance

FINAL

Motion by: **Grabert** Seconded by: **Schroeder** to recommend approval of Case #1613 to board of Trustees

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

CASE #117.26 Site Plan Review
Site Plan for Solar Array County Jail
Address: 1995 Chanter Rd.
Parcel #000-08-23-426-001-03
Zoning: General Commercial (C-2)
Requested by: Harvest Solar – Evann Rohloff

Presented by: Harvest Solar – Evan Rohloff
-Construct new 708kw solar array on approximately 2 acres

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

Planning Commission Discussion:
-Few questions on array height and area of disturbance

Motion by: **Schroeder** Seconded by: **Preston** to approve Case #117.26 as submitted

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

CASE #1566 Conditional Use
Conditional Use Modification
Address: 2400 N Elm Ave
Parcel #000-08-23-426-001-03
Zoning: Light Industrial (L-1)
Requested by: Harvest Solar - Evann Rohloff

Presented by: Harvest Solar - Evann Rohloff & Chris DeLeeuw
-Modification of previous landscape requirements
-Propose use of Grass or Vining along existing east roadway fence
-Existing fence is 7’ in height
-Propose minimum of 3’-6” height for vegetation

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

Planning Commission Discussion:
-Few questions on screening type, height and location

Motion by: **Schroeder** Seconded by: **Preston** to recommend approval of the modification of Case #1566 to board of Trustees with the following conditions: Minimum 3’-6” height of shrubbery or vegetation along west side of roadway fence, Extend 50’ North and 100’ South of array fence, completion by May 30, 2027 and remove condition of slats in fence from previous conditional use motion.

FINAL

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

OTHER MATTERS REVIEWED:

Zoning Ordinance Discussion:
-Discussion to move forward with notifying the surrounding communities and entities that township is in the process of revision of the zoning ordinance. A list of required entities to be notified shall be provided by Zoning Department or Phil Preston.

Master Plan Update:
-No Discussion

PUBLIC COMMENT:
-None

TRUSTEE REPORT:
-Reached out to clerk about mailing list for draft ordinance with no response yet
-Michelle Boulter working with Bryan on documentation of job performance via Microsoft programs

ZBA REPORT:
-None

OPEN DISCUSSION:
-None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 7:05 pm
Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved: 10/06/2026



Byron P. Schroeder, Secretary

FINAL