

MINUTES
BLACKMAN CHARTER TOWNSHIP
PLANNING COMMISSION
1990 W. PARNALL RD.
Tuesday October 15, 2024
6:00PM

The Blackman Charter Township Planning Commission Convened at 6:00pm on Tuesday, October 15, 2024 at the Blackman Township Office.

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

Sign-in list of names present: In file

MINUTES APPROVAL: September 17, 2024

Motion by: **Schroeder**, supported by: **Preston** to approve Minutes for Planning Commission meeting held 09/17/2024.

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

CASE #1582 – CONDITIONAL USE

Avenue Auto – Sales of Prefabricated Sheds and Gazebos

Address: TBD

Parcel #000-08-132-477-001-02

Zoning: Highway Commercial (C-3)

Requested by: Avenue Auto

Presented by: Avenue Auto

-Discussed the conditional use permit request for sales of sheds and gazebos.

Public Comment: None

Planning Commission Discussion: Similar use as car sales section 4.4.3 (a)(3) and reference for conditional use requirement section 4.4.3 (b)(6). No reference to specific setbacks are described in Zoning and determined to be similar to setbacks previously requested for car sales lots as 5'-0" off property lines.

Motion by: **Preston** Seconded by **Frohm** to recommend approval of Case #1582 with condition that setback requirement from all property lines be a minimum of 5'-0".

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

CASE #99.2024 – SITE PLAN

Consumers Energy – Solar Array Garden

Address: TBD

Parcel #000-08-19-301-003-03

Zoning: Agricultural (AG-1)

Requested by: Consumers Energy (Joseph Lawson)

Presented by: Consumers Energy (Joseph Lawson)

-Solar garden located on Blackman Rd near existing Consumers substation.

-Site was planted with ground vegetation and grass screening on East and South property line

-Waiting on Jackson County Drain Commissioner approval.

-Noise report clarified

-Decommission plan clarified and decommission cost around \$730,000

Public Comment: None

Planning Commission Discussion:

-Discussion about decommission cost today verse in approximately 30 years with inflation.

Motion by: **Preston** Seconded by **Frohm** to approve Case #99.2024 with conditions as follows:

- Approval from Jackson County Drain Commissioner and Jackson County Road Commission.
 - Decommission bond to be issued in the amount defined in decommissioning plan and bond to reevaluate every 10 years to reflect reevaluated decommissioning plan/cost.
 - Screening to be provided along Blackman Rd.
- Roll Calls: Ayes 4, Nays 0. Motions carried.**

OTHER MATTERS REVIEWED:

Zoning Ordinance Update:

- Request special meeting on October 29, 2024
- Review at special meeting on October 29, 2024

Master Plan Update:

- Region 2 presented draft public questionnaire to planning commission for review and comment.
- Review at special meeting on October 29,2024

PUBLIC COMMENT: None

TRUSTEE REPORT: None

ZBA REPORT: None

OPEN DISCUSSION: None

ADJOURNMENT: Motion by: **Decker**, supported by: **Schroeder**, adjourned at 8:12 pm

Minutes prepared by: Byron Schroeder, Secretary

Minutes Approved:

Byron P. Schroeder, Secretary