

CITY OF CHARLOTTE
NOTICE OF PUBLIC HEARING
REZONING REQUEST

Pursuant to an Order of the City Council of the City of Charlotte, Michigan, NOTICE IS HEREBY GIVEN that the Planning Commission of said City will meet at **7:00 P.M.(or as soon as business allows) on the 6th day of January 2015**, in said City for the purpose of hearing persons interested in proposed amendments to the Ordinance entitled:

"Zoning Ordinance of the City of Charlotte," being Chapter 82 of the Code of the City of Charlotte, which proposed amendment would change the zoning classification of the following described real estate located in the City of Charlotte, Michigan from **I-2 (General Industrial) to R-1 (Single Family Residential)**;

- Parcel #23200-066-604-001-00 – City of Charlotte
 - Parcel #23200-066-612-010-00 – Andrew & Linda M. Williams – 201 McClure Street
 - Parcel #23200-066-612-020-00 – Cody Hill – 207 McClure Street
 - Parcel #23200-066-612-030-00 – Eugene R. Emery – 213 McClure Street
 - Parcel #23200-066-612-040-00 – L. L. Johnson Lumber Mfg. Co. – 454 N. Sheldon Street
 - Parcel #23200-066-0613-010-00 – Destiny Davis – 446 N. Sheldon Street
 - Parcel #23200-066-614-010-00 – Charles A. & Amanda L. Brand – 440 N. Sheldon Street
 - Parcel #23200-066-615-010-00 – Daniel J. Delecki – 436 N. Sheldon Street.
- (Legal descriptions of all properties on file for review.)

and at said time and place any person interested will be heard. Following this hearing a recommendation will be made to the Charlotte City Council for their consideration.

Ginger L. Terpstra, City Clerk
City of Charlotte
111 E. Lawrence Ave.
Charlotte, MI 48813
(517) 543-2750

Memo

To: City Council
From: Bryan Myrkle
cc:
Date: November 5, 2014
Re: Rezone of N. Sheldon and McClure Street properties

On your council agenda for this coming Monday evening is a staff-initiated rezoning request for several properties located in the 400 block of N. Sheldon Street and the 200 Block of McClure Street.

These are all residential properties, but are currently zoned for industrial use: I-2 General Industrial

It has been brought to our attention that this zoning inconsistency is causing problems for the owners and prospective purchasers of these properties. It is difficult to obtain financing or refinancing because the non-conforming status could preclude their being reconstructed if they were to be destroyed by more than 51%. This makes them much less valuable as collateral in the eyes of lenders.

There is no expectation of industrial development of these parcels, and the city's Master Plan calls for them to remain as residential properties into the future. Therefore, there appears to be no reason for them to have an I-2 designation, especially as it is causing a hardship for the property owners.

I am recommending this change to R-1 Single Family and asking that it be forwarded to the Planning Commission for public hearing.



PARCEL MAP & TAX NO.

D2

PARCEL BASE MAPS
CITY OF CHARLOTTE
EATON COUNTY, MICHIGAN

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