

# Memo

**To:** Planning Commission  
**From:** Bryan Myrkle, Director of Community Development  
**Date:** July 23, 2015  
**Re:** Request for rezone of 440 N. Sheldon Street

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For most of 2015, the Planning Commission has been working through issues related to the industrial zoning of a number of residential properties located near the corner of North Sheldon and Amity Streets here in the City.

As Commission members no doubt recall, the owners and potential buyers of these homes are finding it difficult to secure financing and insurance due to their non-conforming status.

After a great deal of discussion and consideration, the general approach supported by the Planning Commission has been to grant Class "A" Non-Conforming status to the properties on Amity, in order to protect both the homes and the nearby industrial operations at Johnson's Lumber Company. And, to approve re-zoning to those properties on N. Sheldon Street which would not have a negative effect on Johnson's Lumber.

Therefore, I recommend the Commission approve this re-zoning request for 440 N. Sheldon Street.

I think the Planning Commission is now very well versed in the issues regarding zoning and non-conforming use in that neighborhood.

Thus, I don't anticipate the need for a lengthy explanation of the issue in this meeting packet, however if you have any questions about the request, please feel free to contact me at (517) 543-8853 and I would be happy to help.

**Charles and Amanda Brand**  
1525 West Kinsel Hwy.  
Charlotte, MI 48813  
517-749-8725

May 28, 2015

Re: 440 North Sheldon St., Charlotte, MI

City of Charlotte,

We are the owners of the property located at 440 North Sheldon St., Charlotte, MI, and we have this home listed to sell on the real estate market. We are concerned that the current zoning for this property will prevent it from selling due to financing problems that could and will incur.

We are asking that the zoning of this property be changed to Residential, to prevent us from having issues with the financing of this home for the new owner.

Thank you for your consideration,

Charles and Amanda Brand

A handwritten signature in black ink, appearing to be the names Charles and Amanda Brand, written in a cursive style.