



Jessica Walters <jwalters@charlottemi.org>

Fwd: January 21 Planning Commission Meeting.

1 message

Bryan Myrkle <BMyrkle@charlottemi.org>
To: Jessica Walters <jwalters@charlottemi.org>

Thu, Jan 30, 2020 at 4:26 PM

From: **Ben Phlegar** <bphlegar@sbcglobal.net>
Date: Thu, Jan 16, 2020 at 11:23 AM
Subject: January 21 Planning Commission Meeting.
To: Gregg Guetschow <gguetschow@charlottemi.org>

Greg,

Could you please forward this to Justin. Thank you.

January 16, 2020
Planning Commission
Justin Brummette, Chairperson,

Dear Justin,

I am writing to the Planning Commission concerning Helping Hands request to change the zoning for the building they own at [600 S. Cochran Avenue](#) and are trying to sell from residential to business. It was explained at the last city council meeting that this change would make it easier for the group to sell the building. I want to be clear. I am not opposed to the change if it will help Helping Hands sell the building. It would be much better for the neighborhood as well as the city to have the building occupied than to leave it vacant. My concern is philosophical in nature.

A couple of years ago the Planning Commission was opposed to the expansion of the Dairy Queen only to be overruled by the city council. Part of the opposition at that time was expressed by members of the neighborhood of the creeping businesses southward on Cochran Avenue from downtown into residential areas. The granting of this change as requested by Helping Hands is a further expansion of businesses south on Cochran. I know previous occupants of the building in question included, among other things, a small grocery store and a butcher shop. With limited parking on site a large business would not be able to go into the building as it stands now. If it can be assured that only a small type of business would go into this location then that would ease my concern. However. What if someone comes in and buys the adjacent land and then requests that a larger business go into the area. This is what happened with the Dairy Queen. This is a concern of mine. Also, what happens if there is a request to change a lot from residential to business located in the 700 or 800 block or further south on Cochran because, after all , it was done in the 600 block. This potential problem is also a concern of mine.

I can't be at your meeting because I have an obligation to be at the high school where I am the PA announcer for the basketball games. The Panning Commission will do its due diligence on this issue and send their recommendation to the City Council. I look forward to your decision.

Thank you to the Planning Commission for your work on this and the important matters before the city.

Sincerely,

Ben Phlegar
425 Horatio
Charlotte, MI 48813
517-543-5715
bphlegar@sbcglobal.net