

Helping Hands Food Pantry

621 Jefferson St, Charlotte, MI, 48813

January 15, 2020

City of Charlotte
111 E. Lawrence
Charlotte, MI 48813

RE: Rezoning request for 600 S. Cochran

Helping Hands Food Pantry has owned the building at 600 S. Cochran since 1998. In October of 2019, we moved to our new building at 612 Jefferson St. The S. Cochran building is vacant and now for sale.

Currently, 600 S. Cochran has a Class "A" Non-Conforming Use zoning designation. It has been brought to our attention through the "for sale" process that mortgage lenders are extremely hesitant to give mortgages to properties that do not have a permanent zoning designation.

This property probably has had *at least* 50 years of non-residential use. The cost of remodeling the building for residential use would be extremely prohibitive from a return on investment perspective.

Therefore, Helping Hand Food Pantry is requesting a permanent rezoning to B-1.

Without this designation, sale of the property to any business that would need to obtain a mortgage is highly improbable. No one, neither you or Helping Hands, wants a long term vacant property anywhere in town, especially on M-50.

What this property has going for it is that it is in a desirable, visible location. What is has going against it is current zoning and very limited parking. The only thing that can be changed in this scenario is the zoning.

Thank you!

Phil Grimwood
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Barbara VanderMolen
Treasurer
1-543-3694
barbvandermolen@hotmail.com

Hours

Tues. 11 am-5:30 pm

Wed. 10 am-4:30 pm

Thur. 9 am-4:0 pm

517-543-8737

helpinghandsfoodpantry.org