

Attn: Council Members of the City of Charlotte

To whom it May Concern,

My family and I live in and own the historic home at 425 South Cochran Ave. I am writing today to address concerns regarding the proposed plans for the Dairy Queen and the properties currently owned by Mr. Brett Roberts.

I have thought on this subject ever since reading the very misleading article written in the Lansing State Journal. My first concern is with regards to the re-zoning to B1 classification. It is my understanding that should this property get rezoned to B1, those of us who live directly around the property, as well as the City itself, would no longer have any say as to what kind of business could go in. This means that in the middle of an otherwise entirely residential block, we could suddenly have any fast food restaurant, retailer, Crematorium, or any other B1 class business.

My second concern is the flow of traffic on Cochran Avenue. As someone who pulls in and out of a driveway on a daily basis that is right on this busy street, there are already times when I hold my breath as I wait to turn left into the driveway. I just pray for my son and I that people are paying attention to the fact that I'm turning into my driveway, which happens to occur right where the road narrows. Now of course we realized this when we bought our home less than 2 years ago, but the concern is that with a much larger fast food restaurant right there, that would only get worse. Has a road study even been completed recently to determine the consequences of using that location for much larger business purposes than originally intended?

After weeks of waiting, the actual building plans finally became available to us just recently. That only raises questions in our mind. Why weren't the plans available before this? Why is it that council meetings were planned before the actual site plan was available? I regress though. Upon viewing the plans, a number of additional issues came up. Firstly, why would the fence surrounding these properties be allowed to occur directly on the property line and not so many feet inside of the property line as those of us with

residential properties are required to do? Why shouldn't it have to be taller than what they are proposing? Secondly, they have a plan for a water retention pond on the back part of the property. My husband is a Civil Engineer who specializes in water runoff. The question he has is that since there is no drainage ditch separating our properties, what's to prevent all of the water from spilling over into our back yard? Additionally, the proposed fence would stop at the wooded area, leaving the retention pond open to children throughout the neighborhood and at the Dairy Queen itself. What's to stop those children from playing in that pond?

I'd like to take a moment to address my concerns of a more personal nature. When we decided to move from further north to the Lansing area, I wanted to live out in the country. As a child, I lived in the middle of farmland and it was wonderful. My husband grew up in Mason, and begged me to think of the sense of community our son would have if we lived in small town mid-Michigan. Clearly I heard his argument and we decided to invest in our beautiful historic home because it allowed for a bit of both of our desires. Since purchasing our home at the end of March 2016, we have spent nearly \$40,000, in addition to the purchase price of our home, building a garage and improving our property in general. Certainly there have been ways we could've spent less, but we instead focused on retaining the historic looks and values of our block and city. A fast food restaurant, or really any business in general beyond what has been "grandfathered in" on an otherwise residentially zoned area, does not fit in with those values.

On top of the additional light pollution, smell, and noise resulting from late night visitors and early morning deliveries, I would also like to point out that our property is 400 feet long, of which 250 plus feet share a property line on the north side with what would become Dairy Queen's parking lot. This would essentially destroy the sense of peace and quiet that buying an extra deep lot provided. As it stands now, we already deal with people riding their bikes, walking, pushing strollers, etc, to cut through our back yard to get to dairy queen, As well as cars that cut behind our neighbors garage and then use our driveway as an additional exit. We also deal with the trash from wind blown napkins and such. We do what we can to overlook this because when we bought the house we were

assured by many neighbors, as well as city workers, that it would never be allowed to be anything more than a quaint little seasonal Dairy Queen.

As it is currently situated, it fits in well with our historic block and community, and was even considered by us as an asset because it set Charlotte apart. Seasonal, walk-up Dairy Queen's are very much a thing of the past, and have mostly been replaced with year round, fast food style restaurants. Now there's a chance of it being anything any future owner would want. Even if the current owner does go ahead with his plans as presented to the city, who can really say how long he will own it. With a B1 zoning, the next owner can do literally whatever is wanted commercially.

I would like to point out again that the proposed fence would stop at the wooded area that lies between our property and what would become the Dairy Queens proposed parking lot with water retention pond. As the mother of a 2 year old, I understand it's my life mission to teach him various things and keep him safe. However, I'm sure that any of you with children, grandchildren, nieces, or nephews, could see how it would be concerning to me that now in a few moments time, he could cross through that wooded area and into that retention pond in a split second! How am I supposed to feel about an increased risk of drowning being introduced via a business on my residential block?

On top of those concerns, I'm left to ask what would this do for the historic appeal of Charlotte, and the sense of community my husband persuaded me to consider. Already during the summer there are cars over there at all hours of the night with passengers doing who knows what. Left open year round, that is likely only to get worse. I understand that there are no plans currently for that to be the case according to Brett Roberts, but if the city and residents no longer have any say because its rezoned then he could basically just change his mind in an instant. It also could be that perhaps he just wants it rezoned to allow it to be worth more so he can turn around and sell the site to any business investor interested for more money than its currently worth.

I beg of you to ask yourselves this.... If it were your back yard, would you want this to happen? Would you want the added mosquitoes and pests that will come with a retention

pond and fast food restaurant? If it were your home, would you want to be concerned by the increased number of rodents trying to get in? If it were your children or grandchildren who were growing up here, would that be what you wanted them to experience and play near?

Thank you very much for your time and attention to this matter that is of great importance to my family and myself. I truly hope you consider what this proposed change would do to those of us who have invested in our historic homes.

Sincerely,

A handwritten signature in blue ink that reads "Lyndsey R. Schroeder". The signature is written in a cursive style with a large initial 'L'.

Lyndsey R Schroeder
425 S. Cochran Ave
Charlotte, MI 48813