

Sandy Osborn
414 S. Cochran Avenue
Charlotte, MI 48813

September 6, 2017

City of Charlotte
City Council
111 E. Lawrence Avenue
Charlotte, MI 48813

Dear City Council:

I live across the street from Dairy Queen. I love sitting on our front porch and enjoy the quaint feel of a small walk up Dairy Queen. If it expands it would feel like we moved to Lansing Road with a modern fast food restaurant directly across from us. The proposed new building is 1969 sq. ft.. The current building is 544 sq. ft., this is 3.6 times bigger than the current building. At the Planning Commission meeting Mr. Roberts stated he only needs 22 inches more room to accommodate his equipment. Could we accomplish this goal with a smaller building around 700 sq ft keeping with the quaint nostalgic walk up model and eliminate the drive thru and the indoor seating? I think this would be much more appealing and would "fit" with the surrounding homes. I would be curious to know what the minimum requirements Dairy Queen headquarters would accept?

I work for the City of Charlotte as the Deputy Assessor. However, I'm not representing the City on this matter. I have been an assessor for 20 years, a level 3 assessor for 10 years (level 4 being the highest.) I am also the assessor in several townships in Eaton County. Over the years I have worked with many potential taxpayers with regards to potential zoning changes. Most of the time if a zoning change is necessary they work it out before purchasing to insure a sound investment. When Brett Roberts purchased the Dairy Queen at 407 S. Cochran for \$200,000 in 2011 I'm sure he was aware it was zoned R1. In 2012 he purchased 415 S. Cochran for \$140,000, also zoned R1. I researched comparable sales around the same time and found the following 3 properties available with B3 zoning: 221 E. Lawrence sold in 2012 for \$72,000 (this was the old Standard Station or Action Auto) 615 E. Shepherd Street sold in 2011 for \$82,000 (this is the Grand Rental) and 205 E. Lawrence sold in 2010 for \$50,000 (this is Vico 23 hair salon or the old Sharon's Café.) Based on those sales it appears Mr. Roberts chose to pay more for his properties zoned R1.

The current true cash value for the 3 properties Mr. Roberts owns is \$207,566. This equates to approximately \$1610 of revenue to the City of Charlotte. If the combination of land and proposed expansion were to take place the estimated true cash value would be \$311,232. This would be an additional \$805 going to the City's revenue per year. I've heard countless times people complaining we are trying to sabotage the City's revenue or we want to eliminate Dairy Queen. That is not the case, this is a very small increase in revenue for a very large change to our residential neighborhood. We believe there could be a way to make everything work.

It's my hopes that this property remains R1 with either: class A non-conforming use (82-453B) or conditional rezone with stipulation pertaining to hours, fencing, size, etc. (82-36) Either of these would insure the residential homeowners that the business occupying this space would always remain a DQ or something similar in use.

I think about the future of our beautiful old Victorian home if the proposed rezoning and site plan occur. It makes me sad to think of the investment we made in this community restoring this old home, countless hours and THOUSANDS of dollars. We have such a limited number of people that would be interested in buying our home and maintaining its integrity. I can't see someone wanting to invest in the home we have restored to live on main street across from a drive thru restaurant. It would be sad to see our home converted to a multi family residence or much worse, leveled to make way for a competing restaurant. I believe fast food restaurants do not belong in a residential neighborhood. I hope a lot of thought goes into this proposed rezoning and site plan.

Thank you for your time and consideration.

Sandy Osborn

Tasty Twist 679 sq. ft.

Rallys 843 sq. ft.

Taco Bell 1695 sq. ft.

Proposed Dairy Queen 1969 sq. ft. currently 544 sq. ft.

Speedway 2294 sq. ft.

Arbys 2543 sq. ft.

Pizza Hut 2748 sq. ft.

KFC 2944 sq. ft.