

Name: Kathleen Miyasato

Address

417 South

Cochran

My family has resided at this address since 1938 when my grandparents purchased the property. Our family has a footprint here that spans 79 years predating the DQ. My personal footprint here collectively is 61 years. My sons are the fourth generation of our family to have lived here.

Originally the parcel # 200-061-606-005-00, now known as 415 South Cochran, was my grandfather's garden, flowers to the front, vegetables in the middle, raspberry bushes at the back with a strawberry patch on the side. He died prematurely in 1951. In order to remain in her home, my grandmother, after submitting the proper documents and notifying the adjacent property owners, sold the parcel. The buyer was supposed to be building a two bedroom home on the site, but what actually arrived was the Federal Land Association. As that was being completed, the neighborhood awoke to the sounds of demolition and excavation. With no disclosure of intent or notification to the surrounding property owners, parcel # 200-061-605-070-01, now known as 407 South Cochran, was sold. The barn at the back of the lot was demolished, a new basement was dug. The house at the front of the lot was moved back onto the new foundation and the Dairy Queen was built at the front of the lot. The freestanding walkup was embraced by the community and became an integral part of our lives. My sister and I both worked there in summertime as did my daughter-in-law and her sister. One of my sons did on call, come and help stock/clean work. We lived right next door and he could come at short notice. Over the years provided seasonal jobs for both high school and college kids.

So, I have to ask, if this is going to remain a seasonal operation why rezone it? Quoting an article from the LSJ, "Guetschow said Roberts hasn't indicated that will change (meaning seasonal) after the expansion. Mayor Lewis said "They are definitely going to be part of the downtown revitalization." We are not part of the business district and are zoned R-1 Mayor Lewis also said he "is excited to see a building being looked at and asking how can we make this better for the community?" As a seasonal operation that does not offer any new jobs I do not see how this benefits the community. As a member of the community that lives right next door I only see the extreme make-over creating problems for those adjacent to it. It seems the same purpose could be accomplished with a smaller rebuild.

We have seen a set of blue prints for the proposed site changes, but we have not seen a report from MDOT on a Traffic Impact Study. I have included a copy of my communication with them. Has this study been done? Another document we have not seen is approval from the Health Department saying it is safe to put a retention pond in a residential area. We as citizens are told to prevent areas of standing water because they are breeding grounds for mosquito born illnesses which are on the rise.

I do not understand the blueprints well enough to see how the problem of run off will be managed. Currently I get run off from two elevated parking lots and a roof that slants from front to back. These lots have been resurfaced multiple times over the years with no accommodations being made for the increased incline. It fills my back yard and flower beds with water, car fluids and grease and de-icing chemicals put down during the cold weather. This also seeps into the north east wall of my basement when we have a real hard rain. How will this be remedied?

I also have concerns about the six foot vinyl privacy fence. I will be losing both auditory and visual barrier now provided by the office building. I will now be subjected to the same noise and lack of privacy I endure in my back yard. A six foot vinyl fence is simply window dressing not a serious privacy fence. So, we have seen some plans on paper that may look OK, but in reality will need some significant changes to avoid negative impact on the neighborhood which is part of the community you propose to improve. That is all the plans are---paper that could be burned as soon as these parcels are rezoned. They could be resold as B-1 parcels and we could find ourselves with not a "seasonal eatery" but a 24/7 year round operation. Would You Want That In Your Backyard? Thank You for your time.

**From:** Arend, Kari (MDOT)  
**Sent:** Thursday, August 24, 2017 2:43 PM  
**To:** klmiyasato@hotmail.com  
**Cc:** Arend, Kari (MDOT)  
**Subject:** RE: Contact MDOT (ContentID - 329218)

Dear Kathleen

Thank you for your e-mail. Regarding your inquiry, have you tried contacting city officials in Charlotte? Often if there is a new development going in a traffic impact study will be done. If one was done, the City will have a copy. Or you can contact our local MDOT office in Lansing. That number is 517-335-3754.

Sincerely

Kari Arend  
MDOT Communications  
4701 W. Michigan Ave.  
Jackson, MI 49201  
517-750-0406  
michigan.gov/drive

**From:** [DoNotReply@michigan.gov](mailto:DoNotReply@michigan.gov) [<mailto:DoNotReply@michigan.gov>]  
**Sent:** Monday, August 21, 2017 1:36 PM  
**To:** MDOTWebInfo <[MDOTWebInfo@michigan.gov](mailto:MDOTWebInfo@michigan.gov)>  
**Subject:** Contact MDOT (ContentID - 329218)

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Comment: There is a proposed amendment to rezone three parcels of property in the 400 block of South Cochran(M-50) in Charlotte, Michigan from R-1 Residential to B-1 Local Business District. Those of us who own homes in this sector are not getting any concrete information about the purposed building/demolition that will occur if this re-zoning occurs. All we have been told is that the old Dairy Queen and another existing structure will be torn down to build a new "eatery" that will have double the square footage. There is a large open field in the middle of the block that is one of the parcels to be rezoned. As a property owner who owns my home and lives adjacent to these parcels I would like to know what impact it will have on traffic patterns on Cochran(M-50). Any information or insight you can provide will be appreciated and thank you for your time and consideration.

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