

**CITY OF CHARLOTTE, COUNTY OF EATON, STATE OF MICHIGAN**

**RESOLUTION NO. 2021-065**

**A RESOLUTION TO APPROVE A REQUEST FOR THE REZONING OF A PARCEL ON WEST SEMINARY STREET FROM B-1 LOCAL BUSINESS DISTRICT TO RT-TWO FAMILY RESIDENTIAL**

**WHEREAS**, the City Council of the City of Charlotte has received a request to rezone properties in the City described as follows:

- Parcel No. 200-040-600-040-01 – COM AT NW CORNER LOT 4; S 200.5 FT; E 30 FT; N 68.39 FT; E 47 FT; N 36 FT; W 2 FT; N 96 FT; W 75 FT TO BEG, BEING PART OF LOT 10 BROOKS ADD, UNPLATTED LAND, LOT 4 & PART OF LOT 3, ACADEMY ADD, SEC.14, T2N,R5W CITY OF CHARLOTTE D.D.A. D 12-30-08 R 2-10-09 (ADJUSTMENT) SPLIT FROM 200-040-600-040-00 FOR 2010.

from B-1 Local Business District to RT – Two Family Residential District.

**WHEREAS**, the purpose of this change would be to correct a non-conforming condition and allow for the expansion of residential use; and

**WHEREAS**, following the required public hearing, the City of Charlotte Planning Commission has voted to \_\_\_\_\_ recommend, \_\_\_\_\_ not recommend this rezoning action to the City Council.

**THEREFORE, BE IT RESOLVED** that the City Council of the City of Charlotte does hereby approve the rezoning of this parcel from B-1 Local Business District to RT Two Family Residential District.

The foregoing resolution offered by Council member \_\_\_\_\_ and supported by \_\_\_\_\_.

Upon roll call vote, the following voted:

Aye:

Nay:

Absent:

I, the undersigned, the duly qualified and acting Clerk of the City of Charlotte, County of Eaton, State of Michigan, do hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City of Charlotte at a regularly scheduled meeting held on Monday, April 19, 2021, relevant to the Michigan Open Meetings Act, the original of which is on file in my office as part of council minutes.

**IN WITNESS WHEREOF**, I have hereunto set my official signature this 19<sup>th</sup> day of April 2021.

\_\_\_\_\_  
Pearl Tidwell, City Clerk / Treasurer  
City of Charlotte



**TO:** City Council

**FROM:** Bryan Myrkle, Community Development Director

**SUBJECT:** Rezone request – 121 West Seminary

**DATE:** APRIL 16, 2021

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Your council agenda for Monday evening's meeting includes the second reading of a resolution that would approve a request for the rezoning of a property at 121 West Seminary from B-1 Local Business District to FT – Two Family Residential.

The Planning Commission held the required public hearing on this issue at its April meeting, hearing from the property owner and following-up with a discussion on the merits of the proposal. The Commission also discussed the issue in more general terms, talking about historic preservation and trends related to the conversion of single family homes into multiple family residential rental units.

Following the discussion, the Planning Commission voted to recommend that the City Council approve this request for rezoning.

For your reference, I have included the meeting materials that were supplied to the Planning Commission on this topic.



**TO:** City of Charlotte Planning Commission  
**FROM:** Bryan Myrkle, Community Development Director  
**SUBJECT:** 121 West Seminary rezone request  
**DATE:** APRIL 1, 2021

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On your Planning commission agenda for Tuesday, April 6 is a request to consider the rezoning of 121 West Seminary Street from B-1 Local Business District to RT - Two Family Residential.

While it is currently zoned for business, the property is nonconforming — it is a house, and its current and historic use is residential. The house was recently purchased, and the new owner would like to change it from a single family home to a two-family home, with an upstairs apartment. Currently, the only options are to maintain it as a single-family home (grandfathered), or use it for business.

At one time, this property was attached to an adjacent parcel to the south, 326 Cochran Avenue, currently occupied by the Cork & Bottle convenience store, which may explain why it is zoned for commercial use.

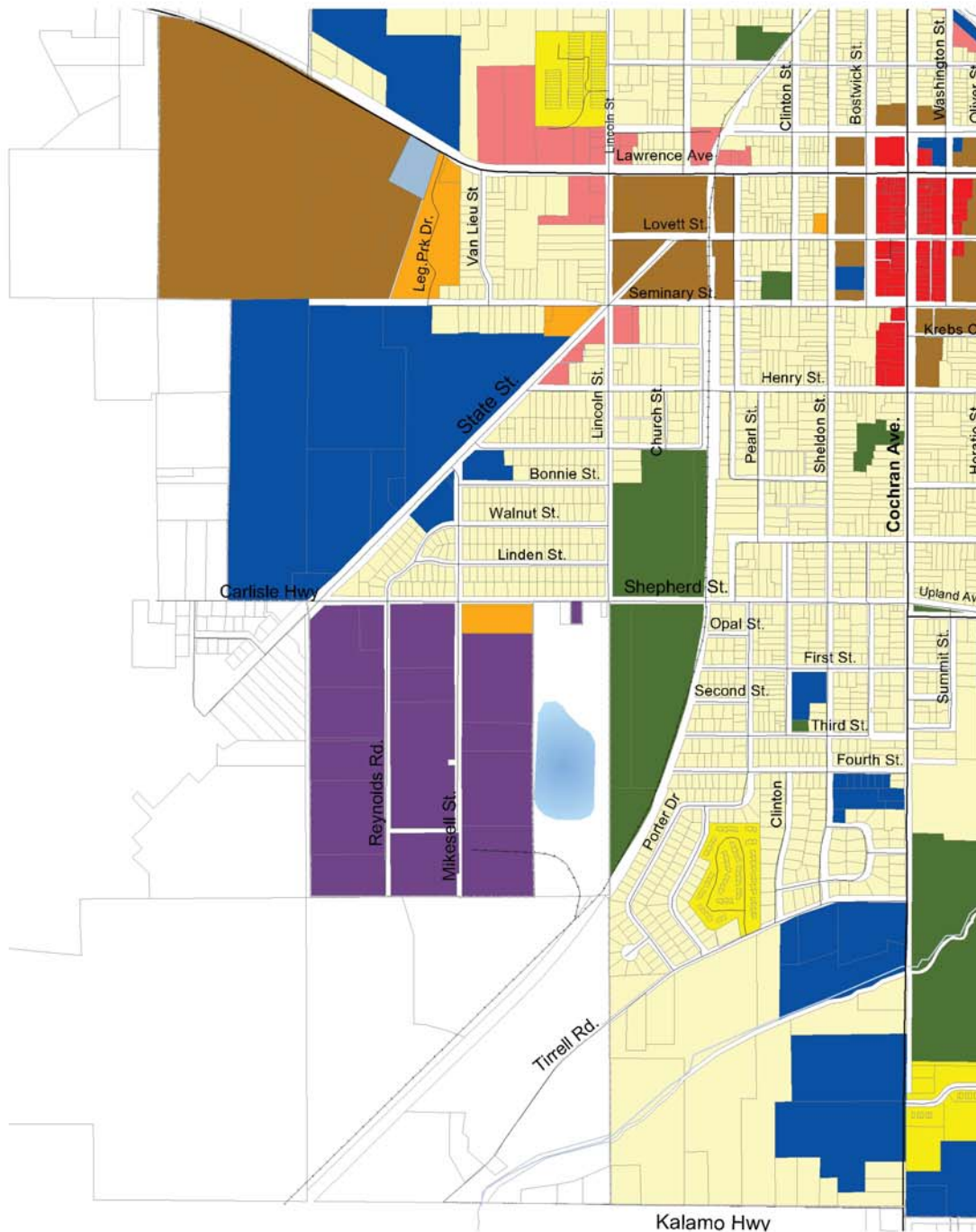
This residential property is located on the border of the B-1 and RT district and could easily be rezoned without creating any issues related to spot zoning or neighborhood compatibility. Similarly, the Future Land Use Map calls for it to be residential. Rezoning to RT would also eliminate a nonconforming condition, which can be very helpful to the property owner if they later need to sell or refinance.

As in other requests for rezoning, the Planning Commission is charged with conducting the necessary public hearing on the matter and making a recommendation on the request back to the City Council for final determination.

# 121 West Seminary Street



MAP 10.4 Future Land Use Map - Southwest Quad



CITY OF CHARLOTTE  
**Future Land Use -SW**

- City Boundary
- Railroad
- Primary Roads
- Unpaved Roads
- State/Interstate Highway

- Future Land Use Key**
- Single Family (Low Density)
  - Single Family (Medium Density)
  - Multiple Family Residential (High Density)
  - Mixed Use
  - Neighborhood Commercial
  - Central Business District
  - Corridor Commercial
  - Office and Research
  - Manufacturing and Industrial
  - Public and Institutional
  - Park and Open Space

