

Council Chamber
Henry L. Brown Municipal Bldg.
One Grand Street
Coldwater, Michigan



May 19, 2021
4:30 p.m.
(517) 279-9501
www.coldwater.org

Zoning Board of Appeals Minutes

Electronic Regular Meeting

Any interested person or group may address the City Council on any agenda item or on any matter of City concern including items not on the Agenda during the agenda items designated Public Comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer, subject to appeal by the Zoning Board.

For individuals who may wish to give public comment, the method for providing public comment during this remote-participation meeting is to call the following toll-free number:

1-888-475-4499 or 1-877-853-5257 (Meeting ID: 865 0902 3734) Participant ID is not required.

Callers wishing to give public comment may call in before the meeting starts and wait in a virtual waiting room." Those calling in will be able to hear the audio of the City Council meeting, but their microphone will be muted. At the time for Public Comment, press *9 on your telephone, and you will be called upon. Callers who do not wish to give public comment are encouraged to view the meeting live-streamed on YouTube at, bit.ly/ColdwaterVideo or on Skitter channel 61.

MEMBERS PRESENT: The meeting was called to order by Chairman Mike Renshaw at 4:30 p.m. with he and the following members present and located in the City of Coldwater for this electronic meeting: Joseph Hayes, Jeff Holbrook. Member Gordon Swan, indicated he was located in Ada, Michigan; Member David Cole, the member at large, indicated he was located in Girard Township. There were six email comments received before 3:30 p.m. prior to the meeting, with Administrator Walrack prepared to read during the course of the meeting.

MEMBERS ABSENT: Mike Eddy and Alternate Member Jim Billsborrow.

OTHERS PRESENT: Administrator Dean Walrack, Sheila Puffenberger, Susan Heath, Shauna Chávez, Megan Angell, Kenny Fickle; Don Reid, Roger Dubois, Aki Machida and David Scarborough, plus one other.

MINUTES

1. Regular Meeting of August 19, 2020.

Board Action: Motion by Member Swan, and seconded by Member Hayes to approve the Regular Meeting of June 3, 2020, as presented. Motion Carried.

Roll Call Vote:

Ayes: Gordon Swan, David Cole, Joseph Hayes, Jeff Holbrook, Chairman Mike Renshaw.

Nays: None.

Motion carried.

PUBLIC COMMENTS

None.

PUBLIC HEARING

2. **ZBA 21-01** A request for interpretation of the zoning ordinance as it relates to three items cited as ordinance violations by Neighborhood Services Department Staff on the property located at 86 Preston St.

Administrator Walrack presented ZBA 21-01 A request for interpretation of the zoning ordinance as it relates to three items cited as ordinance violations by Neighborhood Services Department Staff on March 11, 2021.

Per Sections 7.1.D.2.b & c of the Zoning Ordinance, the Zoning Board of Appeals is able to interpret the language of the Zoning Code and to preside over an appeal of an order, requirement, decision, or determination made by an administrative body or official charged with the enforcement of the Zoning Code.

The applicable sections of the zoning code are highlighted below:

7.1.D Powers and Duties of the Zoning Board of Appeals

2. The Zoning Board of Appeals shall hear and decide, as provided herein, on all questions and decisions regarding the following:
 - b. The interpretation of the language of this Zoning Code when its meaning is unclear, or when there is uncertainty as to whether the language applies to a particular situation.
 - c. Request for appeals from any order, requirement, decision or determination made by an administrative body or official charged with the enforcement of this Zoning Code.

5.2.C Improper parking of motor vehicle on residential property

Required residential off-street parking spaces shall consist of a parking strip, parking bay, driveway and garage, or any combination thereof, and shall be located on the premises they are intended to serve.

5.2.Q Parking of semi-tractor trailers within residential neighborhood

The parking of semi tractors only is permitted within residential neighborhoods under the same regulations as the parking for noncommercial vehicles. Parking of semi tractor-trailers within residential neighborhoods is absolutely prohibited.

3.1.3.B Permitted uses within the A-1 One-Family Residential district

Petitioners Description

Briefly explain your request and the reason for this application

I dropped two 40' shipping container on my empty lot. These containers will be used to make a house. I need the crane to lift the building material up on their piers. That's why the items are on my lot.

Why do you feel that this variance should be granted?

If you build a house you will order your wood, steel, and other building material and drop at the building site. This is exactly what I did. I dropped off two section of the new house I plan to build on the lot. I wanted to move them around to see where the best place to build on the lot.

STAFF INTERPRETATION

Interpretations applied to zoning violations:

1. **5.2.C Improper parking of motor vehicle on residential property**
A motorized industrial crane with no license plate is parked in violation of the City of Coldwater Zoning Ordinance requiring all parking on residentially zoned property to be parked on an improved surface consisting of a parking strip, parking bay, driveway, and garage.
2. **5.2.Q Parking of semi-tractor trailers within residential neighborhood**
Two 40' transportation containers have been removed their semi tractor-trailer chassis and deposited on unimproved ground upon a residentially-zoned property.
3. **3.1.3.B Permitted uses within the A-1 One-Family Residential district**
The storage of industrial materials and equipment is not permitted within a property zoned A-1 One-Family Residential District.

STAFF COMMENT

After receiving numerous complaints, City of Coldwater Neighborhood Services Department Staff had inspected the property in question and found a motorized vehicle and what appears to be containers at the vacant residential lot. As these containers are typically transported over-road by semi-tractor, Staff interpreted them to be trailers removed from their chassis.

There has been no Building Permit applied for nor issued for this property and with the absence of such, Staff has interpreted the presence of the crane and containers as industrial storage taking place on an otherwise vacant residentially zoned property.

ACTION REQUIRED

Please take the time to drive by the location so that you are able to become better familiar with the property and the adjacent conditions. If you are unable to attend the meeting, please let me know by either phone (279-6926) or email. Also, keep in mind that only variances meeting

each of the five criteria should be approved, and that the criteria should apply to the land only. Our zoning ordinance is available on the city's website, www.coldwater.org, on the 'Planning, Zoning and Grants' page.

An affirmative vote of a majority (3/5) of ZBA members is necessary to affirm that the Zoning Ordinance has been improperly interpreted.

PUBLIC COMMENTS TO DATE

Notices were sent to all property owners within 300 ft. of the subject parcel and published in the May 4, 2021 edition of the Coldwater Daily Reporter. Three written comments have been received by City of Coldwater Neighborhood Services Department Staff as of the drafting of this report.

Property owner Roger Dubois was on hand to petition the board and answer member's questions.

Public Comment:

Administrator Walrack read emails received from residents in opposition to ZBA 21-01 (attached in Addendum A), as follows.

Rebecca Ruppert, Beverly and Dale Williams, 82 Preston; Robert and Julia Signs, 61 Sheridan; Mary Foote, 107 Preston; Virginia Stephenson, 61 Preston; Kimberly Russell, 26 Stevens, Kami J. Krall, 106 Preston; and one other unknown resident.

Board Action: Motion by Gordon Swan, and seconded by Joseph Hayes to affirm staff interpretation No. 1-5.2.C Improper parking of motor vehicle on residential property, as presented.

Roll Call Vote:

Ayes: David Cole, Joseph Hayes, Jeff Holbrook, Gordon Swan and Chairman Mike Renshaw.

Nays: None.

Motion carried. Appeal denied. Staff interpretation affirmed.

Board Action: Motion by David Cole, and seconded by Gordon Swan, to affirm staff interpretation No. 2-5.2.Q Parking of semi-tractor trailers within residential neighborhoods, as presented.

Roll Call Vote:

Ayes: None.

Nays: Joseph Hayes, Jeff Holbrook, Gordon Swan, David Cole and Chairman Mike Renshaw.

Motion failed. Staff interpretation not upheld. Infraction rescinded.

Board Action: Motion by Joseph Hayes, and seconded by David Cole to affirm staff interpretation No. 3-3.1.3 B Permitted uses within the A-1 One-Family Residential district, as presented.

Roll Call Vote:

Ayes: Jeff Holbrook, Gordon Swan, David Cole, Joseph Hayes and Chairman Mike Renshaw.

Nays: None.

Motion carried. Appeal denied. Staff interpretation affirmed.

Chairman Renshaw requested staff seek clarification of definitions within 5.2.Q Parking of semi-tractor trailers within residential neighborhoods, for revision of the Zoning Code, by the Planning Commission and City Council.

3. **ZBA 21-02** A request for a dimensional zoning variance of four ft. from Section 3.1.3.D of the City of Coldwater Zoning Ordinance for total side yardage of 16 ft. at the property located at 28 Thompson Blvd.

Administrator Walrack presented ZBA 21-02 A request by Akihiko Machida and Cheryl Graham to reduce combined side yard requirements from 18 ft. to 16 ft. on the property located at 28 Thompson Blvd. The ordinance requires a total side yard setback of 18 ft., with a minimum setback of seven ft. per yard. The request will still allow for the minimum setback for each yard. The property located at 28 Thompson St. is currently a vacant parcel which is owned by the City of Coldwater and all adjacent parcels are also City-owned. The parcel directly north is encumbered by utility easements in a way which makes it unbuildable and it will remain in public ownership. The applicants are intending to place a modular home on the property, however the dimensions of the home make it impossible to orient the front of the building toward the street while also retaining the required setbacks.

The applicable sections of the zoning code are highlighted below:

3.1.3.D Development Standards in A-1 One-Family Residential District

D. Setbacks. Minimum side yard setback: 18 ft. total, 7 ft. on the least side.

Petitioners Description

Briefly explain your request and the reason for this application

Our requested variance is to allow 2 feet less setback than required, on the northwest side of 28 Thompson, adjacent to the lot 36 Thompson.

Why do you feel that this variance should be granted?

We feel that this variance request should be granted because it is intended to promote the cohesiveness of the residential neighborhood by allowing an affordable single story home to be built on the given space (detailed explanations are expressed in our response to the “Variance Criteria”).

REVIEW CRITERIA

The Zoning Board of Appeals may grant a “non-use” variance only upon a finding that practical difficulties exist. A finding of practical difficulty is when the applicant has demonstrated all of the following:

- A. That special conditions and circumstances exist which are peculiar to the land, land use, structure or building in the same zoning district so as to present such a unique situation that a precedent will not be established for other properties in the district to also ask the same or similar change through the zoning appeal procedure.

Petitioner’s response: Yes. The lot adjacent to the north west side of 28 Thompson is a non-buildable land and it is currently covered with low trees and shrubs, whereas the surrounding buildable lots are predominantly bordering with each other.

Staff commentary: The two properties to the north are encumbered by utility easements which render them unbuildable. The shortened setback on this side will not encroach on another residence.

- B. Such variance is necessary for the preservation and enjoyment of a substantial property right similar to that possessed by other properties in the same zoning district and in the vicinity. The possibility of increased financial return shall not of itself be deemed sufficient to warrant a variance.

Petitioner’s response: Yes. Among the neighborhood on the Thompson Boulevard, one of the key commonalities is the frontage of the house is facing the boulevard. In order to preserve these characteristics, the applicant intends to build the new house on the 28 Thompson facing the boulevard. The requested variance is necessary to build the house in such direction and to preserve such cohesiveness of the neighborhood. The dimensional aspect of this variance is explained in section (e).

Staff Comments: The variance request is driven by the desire to match a characteristic of the neighborhood and the relative standardization of sizes of modular homes offered locally.

- C. The authorization of such variance will not be of substantial detriment to adjacent property and will not naturally impair the intent and purpose of this Zoning Code or the public interest. **Petitioner’s response:** Yes. The requested variance concerns only with the northwest side of the property, which is adjacent to 36 Thompson or the nonbuildable land. Therefore, the variance should not be substantial detriment to the adjacent property.

Staff Commentary: The applicant will be required to maintain a seven ft. setback from the lot to the south at 22 Thompson Blvd. with or without the requested variance. The variance will only have practical implications for the non-buildable City-owned lot to the north at 36 Thompson Blvd.

- D. That granting of the variance requested will not confer on the applicant any special privilege that is denied by the provision of this Zoning Code to other lands, structures or building in the same zoning district.

Petitioner's response: Yes. The requested variance will not confer a special privilege to the applicant, due to the unique characteristics of the lot 28 Thompson as explained above.

Staff Commentary: The area of land on the subject property which will be affected by the variance is adjacent to an unbuildable City-owned lot. This variance will have no otherwise tangible effects on any adjacent lot which may be occupied in the future.

- E. That the reasons set forth in the application for the variance justify the granting of the variance and the variance is the minimum variance that will make possible the reasonable use of the land, building or structure in the zoning district in which it is located.

Petitioner's response: Yes. In order to preserve these characteristics of the neighborhood of the Thompson Boulevard, the new house on 28 Thompson is intended to be facing the boulevard also. However, this positioning of the house will obviously set the longer side of the house perpendicular to the side property lines, which allow only 62' of buildable space. Whereas the width of the lot is 80', the total length of the house including the garage is 64', which leaves 16' for the setback as opposed to 18' requirement by 3.1.3.D. This is the reason for 2' variance, to be allowed for the northwest side of the property.

Staff Comments: The request originates from a desire to maintain a characteristic cohesive with other homes in the area, while limited by available modular home products. The area of land which is to be affected by this request abuts two City owned parcels which are encumbered by utility easements in a way which have rendered them unbuildable.

REQUESTED ACTION

Variances to be considered:

1. Variance from Section 3.1.3.D to reduce total required side yard setback from 18 ft. to 16 ft.

ACTION REQUIRED

Please take the time to drive by the location so that you are able to become better familiar with the property and the adjacent conditions. If you are unable to attend the meeting, please let me know by either phone (279-6926) or email. Also, keep in mind that only variances meeting each of the five criteria should be approved, and that the criteria should apply to the land only. Our zoning ordinance is available on the city's website, www.coldwater.org, on the 'Planning, Zoning and Grants' page. An affirmative vote of a majority (3/5) of ZBA members is necessary to approve this variance request.

PUBLIC COMMENTS TO DATE

Notices were sent to all property owners within 300 ft. of the subject parcel and published in the May 4, 2021 edition of the Coldwater Daily Reporter. No comments have been received by City of Coldwater Neighborhood Services Department Staff as of the drafting of this report.

Property owner Akihiko Machida and Cheryl Graham were on hand to petition the board and answer member's questions.

Board Action: Motion by Member Gordon Swan, and seconded by Member Joseph Hayes, to approve ZBA 21-02, A request for a dimensional zoning variance of four ft. from Section 3.1.3.D

of the City of Coldwater Zoning Ordinance for total side yardage of 16 ft. at the property located at 28 Thompson Blvd. as it meets all criteria, as presented.

Roll Call Vote:

Ayes: David Cole, Joseph Hayes, Jeff Holbrook, Gordon Swan and Chairman Mike Renshaw.

Nays: None.

Motion carried. Variance approved.

OLD BUSINESS

None.

NEW BUSINESS

4. Resolution No. 21-22 A resolution to adopt Zoning Board of Appeals meeting dates for 2022.

Board Action: Motion by Member Joseph Hayes, and seconded by Member Gordon Swan, to adopt Resolution No. 21-22, as presented.

Roll Call Vote:

Ayes: Joseph Hayes, Jeff Holbrook, Gordon Swan, David Cole and Chairman Mike Renshaw.

Nays: None.

Motion carried.

PUBLIC COMMENTS

None.

ADJOURNMENT – Next meeting Wednesday, June 16, 2021 at 4:30 p.m.

Meeting adjourned at 5:46 p.m.



Susan E. Heath, CMC
City Clerk

Addendum A:

ZBA21-01: Regarding an appeal before the board to reinterpret the residential zoning on Preston Street

Into The Mist <intothemist@live.com>

Mon 5/17/2021 4:49 PM

To: mdrjd60@gmail.com <mdrjd60@gmail.com>; david@coleconstructionmi.com <david@coleconstructionmi.com>; mikeeddy@centurybt.com <mikeeddy@centurybt.com>; hayesjw2001@yahoo.com <hayesjw2001@yahoo.com>; swangl49@gmail.com <swangl49@gmail.com>; jeffholbrook@centurybt.com <jeffholbrook@centurybt.com>; bilsjim@gmail.com <bilsjim@gmail.com>; Walrack, Dean <dwalrack@coldwater.org>

Dear zoning board of appeals member:

I am writing in regards to ZBA21-01, a request by Roger Dubois, to appeal the interpretation of the Zoning Administrator, in accordance with Section 7.1.D.2.c of the City of Coldwater Zoning Ordinance.

I am a resident of Preston Street.

I DO NOT want this zoning ordinance re-interpreted for several reasons.

I do not want my neighborhood blighted with these semi trailers. There is absolutely no good reason to re-zone them into being allowed within an A-1 one-family residential district within the Coldwater city limits.

Re-interpretation to allow these trailers in this neighborhood will open a door for other neighborhoods to do the same. Legally it is a slippery slope. Eventually many lots and homes in every neighborhood, including your own, in Coldwater could be littered with these kinds of trailers if the zoning is re-interpreted.

Trailers are built with the intent to be a part of a vehicle. Whether or not their axles are attached does not change the purpose of their original construction. They are a truck part. Period. They are not built to be housing, sheds, enclosures, barns or anything but semi trailers.

Having these trailers here is an eyesore in this neighborhood! We strive together to keep a tidy appearance all along this street. Now we have what looks like a junkyard in the middle of it! I worry that this will reduce the value of our homes here as it will become an ugly looking neighborhood should these trailers be allowed to remain.

The trailers will attract undesirable vermin that will burrow and nest under them increasing the population of skunks, raccoons, ground hogs, and other animal pests.

There is no way of knowing what has been carried previously in these trailers. There is always the possibility of harmful toxins. The longer that the trailers sit exposed to the elements the more likely they will be rusting and releasing any toxic chemical residues into the air and ground. Some of us have wells between the river and these trailers that could end up tainted by the runoff of toxins. I do not want my neighborhood's environment and groundwater contaminated nor do I want runoff from trailers to get into the Sauk River that flows approximately 100 yards away from where these trailers currently sit.

There has been talk that these trailers were brought in for the purpose of turning them into housing units. This idea is ludicrous! They are far too small and uninhabitable to safely house anyone. The lot has no running water or sewage facilities on it as it is soft ground and not really suitable for building anything on it. There are far too many health and safety concerns to make this a plausible plan.

I am also concerned that these trailers may attract people with nefarious intent. These kinds of trailers are known to be used for smuggling, drug making, sheltering vagrants, prostitution, and human trafficking. I do not want any of these criminal elements drawn to this neighborhood or to my city!

This good and reasonable ordinance should not be changed to accommodate someone who broke the rules due to negligence, ignorance of local ordinances, and lack of foresight.

This is a quiet peaceful neighborhood filled with good people. I moved here to get away from the main stream of traffic and onslaught of people that passed by my door when I was living near U.S. 12. I sought out this street for its peace, quiet, security, and harmony with nature and neighbors. I also have children and grandchildren living on this street who will be affected by this decision. I want this neighborhood protected from serious decline. The quality of our lives here in this neighborhood is ultimately at stake.

The city's diligence in enforcing the housing and property ordinances are the key to this lovely community. I would like to keep it that way and so would the neighbors I have spoken to.

That is why I reach out to you, the city zoning board of appeals, to keep this neighborhood up to the standards that drew us to move here in the first place. Please help us by leaving the zoning as it is and demanding

the hasty removal of these trailers from our midst.

Yours in all concern,
Mary Lee Foote
107 Preston St.
Coldwater, MI 49036
1(517)227-1068

Sent from [Mail](#) for Windows 10

CAUTION:

This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

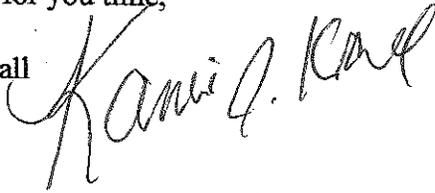
May 10, 2021

To Whom It May Concern pertaining to the Public Hearing about the Zoning Ordinance Appeal applied to the address 86 Preston St.

I run a in home Childcare on Preston Street, that includes special needs children and also have a special needs (Down Syndrome) child of my own who is in the home 24/7. I do not feel this action would be safe for my families I care for or my own family. Please reconsider this decision to keep not only the kids in my care and my own children safe but all the other children that reside on this street and in this area.

Thank you for you time,

Kami J. Krall

A handwritten signature in cursive script that reads "Kami J. Krall". The signature is written in black ink and is positioned to the right of the typed name.

Regarding: Public Hearing on May 19, 2021 ZBA21-01 Request by Roger Dubois

Kimberly Russell <kimberly.k.russell@gmail.com>

Sun 5/16/2021 2:59 PM

To: mdrjd60@gmail.com <mdrjd60@gmail.com>; david@coleconstructionmi.com <david@coleconstructionmi.com>; mikeeddy@centurybt.com <mikeeddy@centurybt.com>; hayesjw2001@yahoo.com <hayesjw2001@yahoo.com>; swangl49@gmail.com <swangl49@gmail.com>; jeffholbrook@centurybt.com <jeffholbrook@centurybt.com>; bilsjim@gmail.com <bilsjim@gmail.com>; Walrack, Dean <dwalrack@coldwater.org>

May 16, 2021

Regarding: Public Hearing on May 19, 2021
ZBA21-01 Request by Roger Dubois

Dear Sirs:

My name is Kimberly Russell and I live at 26 Stevens Street, which is adjacent to Mr. Dubois property at 86 Preston Street. The north border of his property meets with my backyard property line.

Approximately the first week of March, a semi drove through the garage property next door to me owned by Kirk Yearling and delivered two metal storage containers to Mr. Dubois property, as well as a crane to move them with. (The crane is still there.)

During the course of delivery, the semi created damage to the front corner of my yard and a large amount of damage to Mr. Yearling's property.

I asked the truck driver if he had permission from Mr. Yearling to access his property and he assured me that permissions were received. This was later found to be untrue when Mr. Yearling showed up. To date, the promises by Mr. Dubois to fix the property damage has gone unfulfilled and a police report is on file with the Prosecutor.

Mr. Dubois came to talk to myself and a neighbor and assured us that he had permission for the containers from the city to be on his property. This was later verified as untrue by the city and goes along with several untruths Mr. Dubois has told myself and various other neighbors including that he intended to create migrant worker apartment housing with the containers (then told me he never said that), a home for he and his wife, a home for his mother-in-law, and that he had obtained permission from the city to leave one of the containers on the property.

Approximately May 8, 2021, a flat-bed semi pulled up in front of my house and I was hoping that the containers were going to be removed. Instead, it was the gentleman that owns the crane. He said he'd been searching for it as it was missing, and called CPD to file a stolen property report.

Mr. Dubois has no respect for city ordinances, laws, and especially the truth. I fully believe he intends to store the containers on his property with no regard or consideration to the eyesore created in our neighborhood or the loss of wildlife that regularly inhabits the area.

All citizens are required to adhere to the rules and no exceptions should be made in this case. I request that the city deny any variances or exceptions to zoning laws and ordinances and pursue legal action to force the removal of the containers.

Thank you for your time.

Kimberly Russell
26 Stevens St.
Coldwater, MI

CAUTION:

This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

May 12, 2021

City of Coldwater
Zoning Board of Appeals
One Grand Street
Coldwater, Michigan 49036

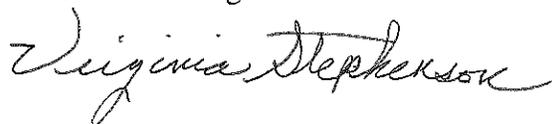
I'm writing in response of your letter concerning ZBA21-01 a request by Roger Dubois To appeal an interpretation of zoning accordance with Section 7.1.D.2.c which Mr. Dubois wishes to place some semi tractor trailers in our neighborhood. The item he proposes to put on 86 Preston St. is in actuality the bed for a train car , semi truck bed that is used to hook onto the train car or a semi truck for additional storage.

I oppose having such an eye sore in our neighborhood. The ones he already has on that lot (located in a field in the middle of the block) are different sizes and are an eyesore. 86 Preston St. has been condemned, has no water or sewer to it. It was originally built in the middle of a corn field. Owned by Clif Granger sold or let Tom Granger build a house on it(single family dwelling). Tom put up a block building but never connected with city water and or sewer. The house was eventually condemned and tore down.

Mr. Dubois has no way of moving those heavy large objects onto that land..He already had two delivered over one of the neighbors land and tore it up. He had no permission and no one wants their land tore up.

I pray you will not let this happen :

Virginia Stephenson
61 Preston St.
Coldwater Michigan 49036



THE PRESTON ST. NEIGHBORHOOD IS A
NICE PLACE AND QUIET AREA.
IT IS LOW TRAFFIC WITH KIDS
PLAYING IN THE STREET. WE
ENJOY SETTING IN MY BACKYARD
WITH FRIENDS AND FAMILY
DURING THE PAST 30 YEARS
THAT WE HAVE OWNED AT 82
PRESTON, THEIR WAS NO RESIDENCE
FOR 86 PRESTON ST.

SINCE I HAV LIVED THEIR
THAT PROPERTX HAS BEEN LAND
LOCKED. ALL THE RESIDENTS
AROUND THA AREA HAS BEEN
ONE FAMILY HOMES.

WE OPPOSE HAVING MULTI
FAMILY UNITS AND SHIPPING
CONTAINERS IN THE CENTER
OF OUR NEIGHBORHOOD.

Rebecca J Ruppert

Beverly & Williams

Amelak Jullis

2788421

May 17

My name is Robert C. Jones. My wife
Julia and I live at 61 Skunden St. in
Coldwater, Mich. We think its ~~terrible~~ some
one does something about ~~them~~ ^{these} containers
in the yard ~~present~~ to us. They are an complete
eye ^{so} sore. We have been here twenty years now,
and we ^{deserve} better than this. We were
not consulted about ~~this~~ ^{them} and we do not
agree ~~with~~ them at all.

They're a terrible sight!