

Alan Beeker

From: Khalil Habib <khalilhab@aol.com>
Sent: Thursday, May 14, 2020 7:20 AM
To: Alan Beeker
Subject: 58 and 60 North

good morning

I'm forwarding my email below to you, as I'm unsure to whom it should go. Please see my comments regarding 58 and 60 North. Please acknowledge receipt. Thank you

Best

Khalil

Sent from my iPhone

Begin forwarded message:

From: Khalil Habib <khalilhab@aol.com>
Date: May 13, 2020 at 7:25:48 AM EDT
To: clerk@cityofhillsdale.org
Subject: 58 and 60 North

To whom this my concern

My name is Khalil habib and I live at 33 S Broad.
I see 58 60 North are on the agenda for the 16th. I think very, very highly of the proposal and hope it is approved without any complications. I am familiar with this owner's construction and renovation both in Jonesville at 212 Maumee and 157 & 153 Hillsdale. This will only enhance our community further and we are in desperate need to kick start our economy again after this lockdown. Please acknowledge receipt of this message and make sure that my comments are expressed to the folks making a decision on this important matter. If you are unable to forward my comments please let me know to whom I should send my comments. Thanks in advance

Best,

Khalil Habib

Sent from my iPhone

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Alan Beeker

From: Calvin Stockdale <cstockdale@hillsdale.edu>
Sent: Thursday, May 14, 2020 5:06 PM
To: Planning
Subject: Public Comment for Planning Commission meeting on the 16th

FROM: Calvin Stockdale, 70 East South St. Hillsdale, MI

I am writing in favor of rezoning for 58 and 60 North West Street. I know the developer in question, and not only has he already done a wonderful job on historic renovations in Hillsdale and Jonesville, but he is a member of our local community and cares about preserving the history and beauty of the buildings he has restored. I think this is a great opportunity and I hope the Planning Commission will be helpful in moving this project forward.

Calvin Stockdale
Senior Director of Institutional Advancement | Hillsdale College
33 East College St. Hillsdale, MI 49242
Office: 517-607-2594 | Cell: 330-685-8531 | Fax: 517-607-2661

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: Resolution Opposing House Bill 4046 and 58 & 60 N. West Zoning

Dear Mr. Beeker and Members of the Planning Commission:

As a resident not only of the City of Hillsdale but also of the main downtown district, I am writing in support of both the Resolution Opposing House Bill 4046, and the request for a zoning variance for the development of 58 & 60 N. West Street.

As the owner of 40 South Broad Street, a home into which I have been and shall continue to pour a great deal of money for renovation, I am heartened to see that the Planning Commission is looking out for the best interests of Hillsdale homeowners. It does seem that local communities ought to be able to continue to formulate ordinances against casual renting of a kind that could well undermine neighborhoods.

I further support the variance for developing the two historic properties at 58 & 60 N. West Street. The developer, Robert Norton and his wife, Kathryn Norton, live in Jonesville, where they have brought back their residence, 212 Maumee Street, to its original elegance, increasing the vitality of their neighborhood, which includes both the Munro House and the Grosvenor House Museum. With this home project, the Nortons have established themselves as good neighbors, committed to the local community.

Subsequently, the Nortons have renovated 153 and 156 Hillsdale Street as well, in this case as rental properties. In both cases, the properties have been and are being maintained in their historic profile, in proportion to the surrounding residences. The Nortons have taken personal propriety in the upkeep of these buildings, and in my estimation, they will do so for the foreseeable future, since they are well established as residents of Hillsdale County. In addition to their respect for the historic look of their projects and to their impact on the surrounding community, the Nortons also make serious efforts to integrate the naming and ethos of the buildings that they renovate into the history of Hillsdale, reminding us of the people who have made the county and the city such an excellent place to live.

I would like to add that, as someone who walks by these two residences already developed by the Nortons to and from work, I am heartened by these renovations. Their former state made it at times a bit off-putting to walk by them, not knowing if someone might leap out of the unkempt shrubbery that is now replaced with well thought out and well maintained landscaping.

The requested variance—to make possible a business use in the ground floors of the renovated versions of 58 & 60 N. West Street—would be an accommodation in keeping with the immediate neighborhood while also helping to insure that the investment in renovation would be more likely to be recovered as the years roll by, particularly since it would preserve these historic buildings while getting them back onto the tax rolls in a vital way that is in keeping with the scale of the surrounding neighborhood.

Based on the Norton's other projects, I firmly believe that they would seek out tenant businesses that would be appropriate to the neighborhood, such as law offices, restaurants/coffee shops, other professional office use, etc. This is a kind of use that I am familiar with from Charlottesville Virginia, whose historic Court Square has been developed in this way, making it economically vital and sustainable while also making it a charming urban residential zone. Ligonier, Pennsylvania, with which I am also familiar, is another such development that has been sustained for decades on this model as one of the most charming towns in the Commonwealth.

Sincerely yours,



Patricia R. Bart
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