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State of Michigan

HONORABLE JOSEPH A. COSTELLO

CIRCUIT COURT • 38TH JUDICIAL CIRCUIT

MONROE COUNTY COURTHOUSE • 106 E. FIRST STREET • MONROE, MICHIGAN 48161-2180

January 19, 2011

Thomas M. Hanson
1717 Main Street, Ste 4000
Comerica Bank Tower
Dallas, TX 75201

Re: Whitman Ford v Bedford Twp.
09-27523-CH

Dear Counsel,

Please find enclosed a letter that was hand-delivered to my office by Mr. James Goebel on January 18, 2010. I said "hello" to him but did not read the letter, nor did we say anything to each other but the "hello." It appears to be in regard to the case and therefore I am sharing it with you.

Thank you.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "Joseph A. Costello, Jr.", written in a cursive style.

Joseph A. Costello, Jr.
Circuit Judge

JAC/kmr

copy: Philip D. Goldsmith

"A hundred years from now, it will not matter what my bank account was, the sort of house that I lived in, or the kind of car I drove
.... but the world may be different because I was important in the life of a child" ---Kathy Davis

Judge Joe Costello:

January 13, 2011

RE: Whitman zoning

From: James W. Goebel
Bedford Planning Commission – 2009-2010
Monroe County Planning Commission – 2005-2006
Marlette Planning Commission 1984-1987

Full time appraiser, Federal Housing Assn. 1972-73 Detroit Regional office.
Michigan licensed real estate salesman 1960- 1973.

Bedford Township Trustee—2009 to 2011

The land in question was already in compliance with the Master Plan before the request for another change.

We are under no obligation to change it, although Bedford has granted 11 zoning changes to parcels here. (See Goldsmith brief)

There are 16 residential property owners who live on Indian and back up to this property. **The residential zoning behind them protects the largest investment they will make in their lives.**

Moving commercial zoning 200 feet closer to them will **diminish** the value of their homes. Would you buy a house with a 40 foot tall commercial building in your back yard?

A big box store comes with lighting pollution that shines into your home. It comes with noise from deliveries 24 hours a day.

Stearns Road is only two lanes. The utility poles and fire hydrants are close to the road. The improved infrastructure to move them and build a 4 lane road will be expensive. There are deep ditches on both sides and a bridge over a creek at the bottom on the hill. The tax payers would pay for this so that and out-of-community business could make money at their expense. Taxes would take life times to repay the costs.

Vacant commercial property abounds in Bedford. There is no market surge that demands this.

In 2007 you said to listen to the people. The people voted to return the zoning to its traditional status.

I disagree with the Whitman's paid witness who felt Industrial was considered as commercial and local residential value would not be harmed.

JAN 18 2011
1:25 PM
KMR