

7d declining property values  
refer to: Malmark Watch brake also 7j

My background in real estate includes 13 years as a licensed Michigan real estate salesman.

I also was employed by the Federal Government as a full time appraiser for FHA, out of the Detroit regional office.

I have served on the Monroe County Planning Commission and the Marlette Planning Commission.

We zone parcels of land to protect the value of property and to provide for the variety of services needed in a community.

Every property has a zoned use designation. We have an obligation to support that zoning.

We have no obligation to change zoning, especially if that change will damage the value of surrounding property.

The property in question encompasses 41.71 acres, divided into several different zoned parcels.

The East parcels along Lewis Avenue are commercially zoned.

The parcels along the west side of the property are zoned residential, providing an insulated buffer between the houses along Indian Road and the commercial use parcels. It has been that way for over 21 years.

The residentially zoned parcels have provided a buffer of 600 feet on the north end to 450 feet on the south end, for these residents.

The proposed change suggests we reduce the insulation they currently enjoy to only 200 feet of residential zoning. That is a loss of buffered insulation zoning to the residential properties.

The current residentially zoned parcels total 21.24 acres. The requested change would reduce the buffer zone to 8.8 acres. It would place the property of those residents that much closer to commercial property with its traffic, noise, and lights, thus reducing the value of their property. \*

I cannot support changing zoning to aid one taxpayer at the cost of lost value to other taxpayers.

James W. Goebel

Nov. 30, 2008 Group - Bedford Watch meeting  
Dec. 2, 2008 board meeting