

To: Marshall County Planning & Zoning

On behalf of Schmieg Management LLC, I would like to address the Committee with this letter in my absence at the first meeting about the rezoning of the property we wish to build the storage building on. I wish I was able to attend, however, I will be in court in Grant county for an adoption hearing at the same time as your meeting.

Cory and I take pride in the way we conduct business as owners of Schmieg Management LLC. The neighbors to the other two properties we own have made us proud of what we do with the glowing feedback we have received from them.

The decision to build a 10-unit noncommercial self-storage in the location we chose was not a decision that came without much consideration. We worked hard to evaluate the need of the units, research the impact, both positive and negative, it would have on the neighborhood and whether this was a practical location. It is a quiet area which is exactly how we would like to keep it. We discovered that one new house with an average family would bring ten times or more traffic to the road than our project would which actually surprised us. We contacted the planning and zoning office to ask what would be needed for us to build this on the property we owned before we requested our first bid for the project. We were told a conditional use permit was all that was needed for this project so we decided to move forward.

Once we applied for the conditional use permit, and it was posted in the paper, the States Attorney wanted to have the Planning and Zoning board review the possible need to rezone the property to commercial and the conditional use permit meeting was rescheduled. We have no interest in conducting or allowing commercial activity on the property and did not want to rezone the property but were informed we must at least apply for the rezoning of the property before the conditional use permit would even be considered. Once the request to rezone was in the paper, the neighboring property owners expressed they felt the same way about rezoning the property and were not in favor of it. Most didn't care about the storage building being built and several were in support of it with hops to rent a spot once complete. A few others expressed concerns and we could see their perspective and we are doing our best to understand their concerns so we can provide clarification to misinformation or make accommodations that eliminate or ease the concerns as not all of the concerns can be completely eliminated.

I am also wondering if there was any way the zoning conversation could have been discussed prior to requiring us to fill out the application and submitting it? The flood of notices without much explanation sent to the neighbors really had all of us scrambling to make sense of the situation. The assumption by the recipients of the letters was that Schmieg Management LLC was pushing for rezoning or trying to trick them when in reality we are opposed to rezoning unless it is the only option. I also understand the board may have standard operating procedures preventing discussion of rezoning without an official request.

In conclusion I would like to thank you for taking the time to read this letter. I hope the first meeting about all of this provides some peace and clarification for all in attendance.

Have a blessed day,

Blake Schmieg

Co-Owner Schmieg Management LLC

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