



Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Planning Commission Meeting February 21 - public comment

2 messages

**Gretchen Komarzec** <gretchenkomarzec@gmail.com>

Mon, Feb 20, 2023 at 12:35 PM

To: Planning Dept Email &lt;planning@rochesterhills.org&gt;, Kristen Kapelanski &lt;kapelanskik@rochesterhills.org&gt;, Chris McLeod &lt;mcleodc@rochesterhills.org&gt;

Hello All,

In regard to the agenda item up for discussion for Drive Through Ordinance Amendment, please find my comments below.

From the memo dated February 13, 2023 from Jill Bahm and Joe Tangari, Giffels Webster, it is noted that the recent denial of the conditional use application for a drive-through only coffee shop has sparked an evaluation of the Zoning Ordinance's drive through regulations. In the memo, there are some recommendations for updating this ordinance that will be discussed at the planning commission meeting on February 21st. As a concerned resident of a Drive Through conditional use application that has been ongoing for almost two years, I am also interested in this discussion and would like to draw attention to some additional considerations for the ordinance.

As we see with the Chick Fil A drive through proposal, there are now drive-through proposal scenarios that are excessive with vehicular volumes that are disproportionate to the business establishment and the overall site location size. As a resident who is adjacent to the property location where this proposal has been submitted, I believe these scenarios need to be recognized and addressed through ordinance control. I believe that all residents of Rochester Hills do not want to have to battle these scenarios one by one to protect our neighboring spaces. Drive-through scenarios of disproportionate volume by their inherent scope will create an undoubtable nuisance for adjacent residential neighborhoods. Ordinance change that addresses this would eliminate the lengthy draw on City resources as well as the lengthy threat to residents while developers try to plead their case that their site plans are appropriate for these locations.

As a starter, I would like to see an ordinance change consideration that will quantify excessive vehicular drive-through thresholds and eliminate the ability for a Drive through of disproportionate volume to be located directly adjacent to residential neighborhoods based on the inevitable nuisance that will be created.

Thank you for considering my comments,  
Resident of Hickory Lawn  
Gretchen Komarzec

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**Planning Dept Email** <planning@rochesterhills.org>

Tue, Feb 21, 2023 at 8:43 AM

To: Gretchen Komarzec &lt;gretchenkomarzec@gmail.com&gt;

Cc: Chris McLeod &lt;mcleodc@rochesterhills.org&gt;, Sara Roediger &lt;roedigers@rochesterhills.org&gt;

Thanks Gretchen -

Your comments will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald

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Drive Throughs

2 messages

Melanie Martin <melaniemartin1119@yahoo.com>

To: Planning Dept Email <planning@rochesterhills.org>, Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

- Good Afternoon,

As a resident of Rochester Hills, I was interested to learn that drive through regulations were going to be discussed on tonight's agenda. I'd like to share some points for your co

When it comes to drive throughs, stacking limits need to be addressed. Too many vehicles packed into one location are going to create safety issues (traffic back ups/accidents, emergency response due to congestion, and excessive vehicular emissions). We know that drive throughs offer opportunity for increased idling as customers wait in long lines f vehicular emissions are hazardous to environmental, public and employee health. "The evidence to date supports a strong link between the risk of cardiovascular events and al present in automotive exhaust fumes) across a range of exposure levels, including to levels below current regulatory standards with no 'safe' lower exposure levels at the popul (https://www.nature.com/articles/s41569-020-0371-2?utm\_medium=affiliate&utm\_source=commission\_junction&utm\_campaign=CONR\_PF018\_ECOM\_GL\_PHSS\_ALWYS\_DEEPLINK&utm PID100086434&CJEVENT=9f334fec95e411ed810749d80a82b820 )

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A strong relationship exists between exposure to air pollution and cardiovascular events. In this Review, Rajago...

As a way to combat global warming and support public health, some communities are limiting the number of new drive throughs while others are prohibiting them all together. I has a responsibility to think and act greener. Rochester Hills has the power to institute regulations and ordinances that support the further greening of our community. Perhaps drive throughs (for example, drive throughs that stack over 50-100 + cars at one time). While there is no safe emissions exposure level, the reduction of idling vehicles will help air quality for all citizens. If there was a lower limit on stacking, we'd at least we'd be moving in a positive direction (if you consider "safer" and "greener" to be positive qualities)

Further, I ask that you take into consideration the impact that drive throughs have on adjacent properties and the health/well being of those residents. I'd like to see an ordinance being built directly adjacent to residential areas (regardless of any proposed buffers). This type of ordinance would offer protection to residents in so many ways (Such as: health would reduce nuisance complaints, traffic accidents and pedestrian safety concerns. Such an ordinance would not only offer existing residents protection; but it would protect fut encouraged to check zoning ordinances before purchasing a new home and an ordinance like this would prove to be very attractive.

Additionally, I'd like to see a limit on how many drive throughs are allowed on a block. The block that I live on now hosts 3 drive through restaurants with a threat of a 4th. I under types of businesses provide and the revenue they can generate. However, we need to also make decisions based on environmental and community health. Zoning ordinances c build on land. They also shape our communities and our lives. They contribute to either our positive well being or our degradation.

I'm grateful for this opportunity to share my thoughts with you. Thank you for your service, time and consideration.

Sincerely,

Melanie Martin

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Planning Dept Email <planning@rochesterhills.org>

Tue, Feb 21, 2023 at 4:23 PM

To: Melanie Martin <melaniemartin1119@yahoo.com>

Cc: Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Melanie -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

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