



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

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## Conditional Use

2 messages

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**Melanie Martin** <melaniemartin1119@yahoo.com>  
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, Dec 6, 2022 at 12:56 PM

Hello Jennifer,

I hope your week is off to a great start!

Thank you for taking the time to reply to my inquiry last week. After asking you about item #4 in the Conditional Use application, I quickly realized that I didn't give you any context to work with and I apologize for that. With that said, I'm sending this correspondence with some further information to help to illustrate where I'm coming from.

As you may know, the initial phase of a proposed Chick-Fil-A (across from Lowes on Rochester Road) will have a drive thru lane that will accommodate up to 100 cars. Add to that, the proposed 15+ hours of operation per day, six days a week which equals a whole lot of automobile exhaust, light trespass and sound pollution. All of this, incidentally, will be a mere 22 feet from our property.

So, with those specifics in mind, how might the Planning Commission and City Council determine that this new development is not "detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare"? I'm curious about any processes and/or scientific methods you use to determine this.

It seems obvious to most that this isn't just another business or mixed use facility (as evidenced by the proposed phase one drive thru size alone). I'm curious as to what specific measures will be taken to protect the residents of Hickory Lawn Road and the community at large from the heavy amounts of particulate pollution that this proposed facility will generate? One doesn't have to be a scientist to know that 156 trees and a retaining wall will not keep the noxious fumes from finding their way into our homes and lungs.

Additionally, it is my understanding that the traffic studies have *not* taken into consideration the through traffic that will spill onto the surrounding residential streets. Vehicles already use Hickory Lawn Road as a cut through during peak travel times. It is anticipated that traffic on Rochester Road will greatly increase if this project is developed. As Rochester Road becomes congested, excessive cut through traffic will jeopardize the safety of our neighborhood streets. I understand the developer isn't responsible for our safety, nor are they interested in our quality of life, but the City of Rochester Hills should be.

I ask that the Planning Commission and City Council take these health & safety risks into serious consideration. I also request that the Planning Commission and City Council define what is considered, "detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property or the public welfare" and detail how those things are measured.

Thank you for your consideration and public service. I look forward to hearing back from you.

Kindly,  
Melanie Martin

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Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;

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**Re: Comments from Open meeting November 29, 2022**

1 message

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**Sara Roediger** <roedigers@rochesterhills.org>

Mon, Dec 5, 2022 at 9:57 AM

To: Carol Lewandowski &lt;lew0414@aol.com&gt;

Cc: Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;, Chris McLeod &lt;mcleodc@rochesterhills.org&gt;

Good morning Carol,

And thank you for your comments. I will forward them onto the Planning Commission and City Council.

Let me know if you have any additional questions or concerns,

**Sara Roediger, AICP**

Planning and Economic Development Director

direct 248.841.2573

[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)

dept. 248.656.4660

[planning@rochesterhills.org](mailto:planning@rochesterhills.org)[www.rochesterhills.org](http://www.rochesterhills.org)

On Sun, Dec 4, 2022 at 1:39 PM Carol Lewandowski <lew0414@aol.com> wrote:

Sara Roediger,

Thank you for giving me your business card. The following would be my three minute presentation for the Tuesday December 13th open meeting.

The open meeting in November opened my eyes as a tax payer and resident of Rochester Hills.

First, neither of the presenters expressed a solid basis for the potential development.

Second, the lack of substantial information regarding the development, the traffic flow, and air quality was available.

The potential approval for a Chik Fil A by the city officials, land owner nor vendor to a dead end area of property is an appropriate discussion.

The city of Rochester Hills leadership must develop a city flow of available property for land locked roads inclusive of Rochester road, Livernois, John R and Dequindre. The traffic volume, coordinated traffic signals, pedestrian crosswalks, sidewalks, and bus routes must all be taken into immediate account. The development on Hamlin and Rochester remains vacant?

Perhaps, the north east corner of South Blvd and Rochester should be considered?

The active Chik Fil A customers should drive to Troy or Shelby. After all I drive to Troy, Shelby, Sterling Heights and Warren for Dunkin Donuts. If America runs on Dunkin my city has abandoned me.

12/5/22, 10:08 AM

City of Rochester Hills Mail - Re: Comments from Open meeting November 29, 2022

Leadership, let's think, plan and act for the success of our city and think about the citizens that are paying the way. Remember it is not just revenue but appearance and safety for all.

Thank you.  
Carol Lewandowski  
2224 East Shore Drive

[Sent from the all new AOL app for iOS](#)

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#rmail#



## Chick-fil-A Comments

2 messages

**Christopher LaFerle** <chris.laferle@gmail.com>

Mon, Nov 28, 2022 at 6:31 PM

To: jordan@alrigusa.com, deelr@rochesterhills.org, blaird@rochesterhills.org, hetrickd@rochesterhills.org, bowyers@rochesterhills.org, morlanc@rochesterhills.org, mungiolit@rochesterhills.org, walkerd@rochesterhills.org, scottl@rochesterhills.org, mayorsoffice@rochesterhills.org, planning@rochesterhills.org

I'm writing to you today in regards to the proposed Chick-fil-A restaurant development located at 3178 & 3200 S. Rochester Road (Project No. JNRNB2021-0033). I cannot make the meeting tomorrow and wanted my concerns both heard and included in the public record. The Traffic Study dated August 9th 2022 highlights the same issues I outline below (I wrote all this before seeing that updated study today, attached also) except item #4 which could become a public safety concern.

To give you a short background - I am a current resident of the Hampton subdivision, and grew up in the Shelby & Rochester area spending nearly 30 years in the area (including a semester @OU) before I moved away from the area. Eventually I landed in Charlotte, NC and spent almost 5 years living on the north side of the city and working on the south side. Traveling the full extent of "my" new city, its many main and side roads, and participating in the community I've seen many of the great and positive things that this specific restaurant chain can bring. I've enjoyed their food, and would not oppose this restaurant in the many locations Rochester Hills has that could support it. I've also seen the traffic congestion first hand.

If you look at the many locations around the Charlotte area, nearly all are tied directly to a *large shopping complex* with a large parking lot and anchor store. This allows any meal rush congestion to be limited to the shopping complex parking lot rather than the main roads. Even the Hall Road location in Sterling Heights was placed inside a large enough complex where in-bound traffic can be routed off the main road and into the drive-through in a *somewhat* orderly manner without disrupting traffic. See attached images - I counted over 50 vehicles in line for a November 2021 lunch rush via Google Street view (Check street view history - current street view is July 2022).

Based on what I've seen proposed I have several concerns.

**1. Vehicle counts and fitment on property.** The project description does not well outline how to measure when "average stack for the Chick-fil-A is at 34 spaces or less for 30 days". Who is going to oversee and/or approve when the stacking has met the required threshold (I vehemently opposed Chick-fil-A or ALRIG USA having the authority to oversee and approve this)? Additionally, even *before* thresholds to develop phase 2 retail are met, what is the contingency for the line exceeding the capacity as it is planned? In many locations I visited in Charlotte had either primary, or supporting second or third entrances to the property from (normally) a larger shopping complex to prevent traffic backing up on main roads. Having 76 car capacity is great, what happens when 88 vehicles want chicken for dinner? Which leads to my next concern;

**2. Traffic flow and congestion mitigation are not well set up for this location.** Along with no foreseeable backup for handling in-bound vehicles overflowing onto Rochester Road, the traffic light being at the entrance will be a limiting factor to the speed that the drive through can go. If RH residents are the majority of those frequenting the business, a larger number of vehicles turning **LEFT** (towards RH!) out of this location could prevent enough vehicles "leaving" the property during a light sequence that it could prevent the "stack" from moving forward to "fill" the exit, causing additional vehicles to amass at the end of the line possibly spilling out onto Rochester Road.

**3. Rochester Hills has a great history of supporting and providing for the residents.** I like to think that the RH government does its best to support businesses that residents want locally, while rejecting businesses that the residents do not want causing traffic but can find in our surrounding communities (I'm specifically thinking 7-eleven for so long, dispensaries, etc.). Many residents also work, shop, and play outside of the RH community, and while Rochester and RH draws in visitors, the opportunity for congestion without mitigation will be more significantly felt by the residents on a regular basis, whereas visitors will attribute it to their occasional visit to RH and either avoid our city in the future or frequent us less often.

**4. Pedestrians, political advocacy, and spike congestion.** I couldn't care less for any of the politics in this situation, but because of the political nature of the owners of the parent restaurant, their locations can become a draw to activism from *both* political sides. I've witnessed first hand several hour lines as advocates for the parent company family would sit in line to patronize the business and I've also seen first hand people picket and protest locations advocating *against* the parent company family. With little to no space to allow for lawful gathering in protest, protesters may use the

sidewalk or other open space between the building and road which could become hazardous with the speed and volume of vehicles that travel through that intersection. Both of these situations could result in problems since again, this location does not have the SPACE necessary to handle 100+ car lines or 5-30 person pickets in a safe manner. Even without politically charged spikes, only keeping a sustained "under 34" for 30 days does not account for any spikes in visitors that could occur irregularly - impacting residents and traffic at a very high SERIES of intersections (from Auburn to South Boulevard).

I 100% do **NOT** support a Chick-fil-A at the 3178/3200 S Rochester Road location, I could easily support a Chick-fil-A at different locations in Rochester Hills with **proper supporting space**.

To ALRIG USA: The current sites business model works with the location and traffic, to develop this property with the support of the community I would seek out other businesses with draw that would fit the model of a sit-down rather than a drive through model (BWW, Wahlburger, Red Robin, etc.). To continue to develop a Chick-fil-A location, I would seek a location that can support managing overflow like I saw in Charlotte at so many locations. The 2500-2700 block of S. Adams Rd. is 4 miles down the road and has a Meijer, Walmart, large shopping complex and (best part) **NO FAST FOOD**. Development at the location on Adams Road would not only receive my support, it would receive my business as a customer because the parking lots you would locate on can support long drive through lines without impeding traffic flow on Adams at all. As a second location closer to the original proposal (too many fast foods already IMO) - the building (previously Chuck-E-Cheese) at 201 E Auburn has enough space also without impacting Rochester Road (although a study for a light between the Meijer & Kohls/Office Max would be prudent).

Thank you,  
-Christopher LaFerle

PS - Google street view of the surrounding restaurants on the same November day had no more than 5-10 vehicles queuing in most (McDonalds @ Romeo Plank having the highest)



 **HRC review 8-9-22.pdf**  
185K

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

Tue, Nov 29, 2022 at 8:16 AM

To: Christopher LaFerle <chris.laferle@gmail.com>

Cc: jordan@alrigusa.com, deeler@rochesterhills.org, blaird@rochesterhills.org, hetrickd@rochesterhills.org, bowyers@rochesterhills.org, morlanc@rochesterhills.org, mungiolit@rochesterhills.org, walkerd@rochesterhills.org, scottl@rochesterhills.org, mayorsoffice@rochesterhills.org, Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Hello Christopher -

Thank you for taking the time to provide your comments. They will be included as part of the agenda packet for the public hearing at the Planning Commission which is scheduled for December 13th. This evening's meeting is informational and being held by the applicant.

Jennifer

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
(248) 656-4660 office

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

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## Concerns regarding the Chick-fil-A on 3178 Rochester Road

2 messages

eileen Arseneau &lt;eileenarseneau@att.net&gt;

Mon, Nov 28, 2022 at 4:17 PM

To: "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "blaird@rochesterhills.org" <blaird@rochesterhills.org>, "hetrickd@rochesterhills.org" <hetrickd@rochesterhills.org>, "bowyers@rochesterhills.org" <bowyers@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "mungiolit@rochesterhills.org" <mungiolit@rochesterhills.org>, "walkerd@rochesterhills.org" <walkerd@rochesterhills.org>, "scottl@rochesterhills.org" <scottl@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>, "planning@rochesterhills.org" <planning@rochesterhills.org>

We live at [3284 Hickory Lawn Road](#) and purchased this home in 1984. We moved here because of the reputation of the school district, the home-town feel that Rochester Hills projects, and the city's concern for keeping green space. But the charm of Rochester Hills is changing. I am all for continued growth and prosperity of Rochester Hills, but there is a point when the growth begins to be detrimental to the citizens.

I would like to voice my concerns regarding the proposed site of the Chick-fil-A on Rochester Road near M59.

We live right behind Alex's Restaurant where the proposed project is situated. Most of the Chick-fil-A's built do not abut to a residential area. The following are why I am opposing this project:

### Light Pollution

The proposed plan has 77 cars stacked up in the drive-thru which would be located right in front of my house. We already have light pollution from Alex's and Wendy's and that is just a few lights. Can you imagine 77 cars bumper to bumper with lights just glaring? I know the proposed plan said that they would put up landscaping but they would have to put in 12 foot fir trees for us not to be bombarded with light. It would be like a huge spaceship landed right by our house.

### Noise Pollution

With the proposed plan the same 77 cars stacked in the drive-thru will also be producing a great amount of noise. From engines running to loud radios blaring to people talking, we would never be able to sit outside and enjoy the day/night without listening to all that noise.

### Air Pollution

Again, the proposed 77 cars stacked in the drive-thru will also produce an extreme amount of exhaust and air pollution. There will also be pollution from all the people smoking in their vehicles with windows rolled down. All the neighbors behind this projected site will be breathing in this air pollution while working outside or just relaxing outdoors. This air pollution would undoubtedly affect the health of my husband and I as well as neighbors. We are in our golden years and would like to enjoy our home inside and outside without jeopardizing our health.

### Traffic

Now we come to the incredible amount of traffic this will produce. Cars will be lined up on Rochester Road both north and south to enter this Chick-fil-A. The area between Auburn and M59 on Rochester Road is already terribly congested and has an incredible amount of accidents. All

the citizens of Rochester Hills who use Rochester Road will be impacted. We are not even going to be able to turn right off our street onto Rochester Road due to back-up traffic. There has to be a better location for this Chick-fil-A. Traffic already comes down our street to avoid the lights at Rochester and Auburn Roads. With this proposed development, cars will turn right out of Chick-fil-A and right on our street to avoid all lights and traffic going north bound Rochester Road.

As a resident of Rochester Hills, I think it is unfair to put the burden of this Chick-fil-A on the residents that backup to this proposed site. The cut-through traffic will be unbearable and once it is built there is no going back. You can't, for the sake of all Rochester citizens who use Rochester Road, approve this proposal that the developer submitted for this Chick-fil-A. There has to be a better location for this Chick-fil-A.

Thank you for taking the time to read our concerns and, hopefully, you will come to the same conclusion we have. That is, to not let this proposed site for the Chick-fil-A be approved.

Sincerely,

Eileen and John Arseneau

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

Mon, Nov 28, 2022 at 4:28 PM

To: eileen Arseneau <eileenarseneau@att.net>

Cc: "deelr@rochesterhills.org" <deelr@rochesterhills.org>, "blaird@rochesterhills.org" <blaird@rochesterhills.org>, "hetrickd@rochesterhills.org" <hetrickd@rochesterhills.org>, "bowyers@rochesterhills.org" <bowyers@rochesterhills.org>, "morlanc@rochesterhills.org" <morlanc@rochesterhills.org>, "mungiolit@rochesterhills.org" <mungiolit@rochesterhills.org>, "walkerd@rochesterhills.org" <walkerd@rochesterhills.org>, "scottl@rochesterhills.org" <scottl@rochesterhills.org>, "mayorsoffice@rochesterhills.org" <mayorsoffice@rochesterhills.org>

Thank you Eileen -

Your comments will be included as part of the agenda packet for the December 13th Planning Commission meeting.

Jennifer

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
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Planning Dept Email <planning@rochesterhills.org>

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## Chic-fil-a

2 messages

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**Nancy Monson** <nancy.monson@gmail.com>  
To: planning@rochesterhills.org

Wed, Jul 21, 2021 at 12:32 PM

To Whom it May Concern,  
I would like to oppose the approval for this restaurant to build at Auburn & Hickory Lane.  
Please feel free to contact me if necessary.  
Nancy Monson  
100 Kalhaven rd  
Rochester Hills 48307

Sent from my iPhone

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**Planning Dept Email** <planning@rochesterhills.org>  
To: Nancy Monson <nancy.monson@gmail.com>

Wed, Jul 21, 2021 at 12:51 PM

Thank you for your email. They have not submitted formal plans yet. I will forward your email if they go to a Planning Commission meeting.  
Maureen

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Jennifer MacDonald <macdonaldj@rochesterhills.org>

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## Chick-fil-a

2 messages

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**John Panzica** <hayjohn2000@yahoo.com>  
To: macdonaldj@rochesterhills.org

Thu, Nov 11, 2021 at 3:32 PM

To whom it may concern;

As a resident of Rochester Hills residing at [144 Shadywood Rd.](#) I would like to express my concerns regarding the proposed Chick-fil-a on Rochester Road. Please consider the following:

- Traffic is already an extremely congested in the proposed location.
- The popularity of Chick-fil-a is off the charts and the traffic will significantly increase adding more undesirable congestion.
- It will disrupt the flow of traffic in the entire area making it difficult for residents to access their homes and businesses will also suffer. How will their customers be able to conveniently get into their places of business.
- Not to mention the increase in cut through traffic from Rochester Rd from people taking a short cut. Which is already too much.
- If this proposal is accepted it will impact the whole city not just those of us in the immediate area.

Please consider how you would feel about this happening in your neighborhood. There must be other areas in the city limits that would be a more appropriate location. Maybe in a large parking lot rather than off a main road.

This is flat out a poor location for a business like Chick-fil-a given the size of their parking lot and the lines it will cause on Rochester Rd. We have been residents of Rochester Hills for 35 years, we have raised our family here and plan to retire here as well. We hope that the city will keep the best interest of its citizens at the center of this decision.

Thank you for the opportunity to express my feelings about this proposal that is now under official consideration. Please don't hesitate to contact me anytime if you have any questions.

Sincerely,

John and Debbie Panzica  
Cell: 248-285-1289  
Email: [hayjohn2000@yahoo.com](mailto:hayjohn2000@yahoo.com)

[Sent from Yahoo Mail for iPhone](#)

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**Jennifer MacDonald** <macdonaldj@rochesterhills.org>  
Draft To: John Panzica <hayjohn2000@yahoo.com>

Thu, Nov 11, 2021 at 3:49 PM

Hello John -

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
(248) 656-4660 office

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

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## Proposed Chic-fil-a

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**John Panzica** <hayjohn2000@yahoo.com>  
To: planning@rochesterhills.org

Tue, Nov 30, 2021 at 7:58 AM

To Whom It May Concern,

Please see the email below and distribute a copy to each of the planning commissioners. (Deborah Brnabic, Gerrard Dettloff, John Gaber, Greg Hooper, Nicholas Kaltsounis, Marvie Neubauer, Scott Struzik, Ben Weaver and Susan Bowyer).

Also, can you please confirm the receipt of this message via email and that the requested distribution will be completed? Thank you.

Dear Planning Commissioner Member,

As a satisfied, longtime resident (35 years) and along with my wife, we have been blessed, proud and enjoyed living and raising our family in Rochester Hills. It is from this perspective that I would like to briefly express my concerns about the proposed Chic-fil-a restaurant currently being considered in our city.

The concerns are primarily rooted in the safety and welfare of people and the surrounding area (residential and commercial) as it relates to the increase in air pollution, noise level, artificial light and increased traffic on an already extremely congested road.

This increased traffic generated by Chic-fil-a will likely be an inconvenient hardship and increased traffic risk for all traveling on Rochester Road. The flow of traffic North South, East, or West will be slowed at already long traffic lights at our major intersections and will be felt by all travelers. The proposed location is simply too close to a residential neighborhood in an already congested commercial and busy road.

As citizens we all welcome and encourage businesses to locate in Rochester Hills. However, based on the many neighbors that I have had conversations with about this location, the Chic-fil-a has a unique and significantly different drive through demands. Of all the different types of drive through restaurant businesses in the US market today, Chic-fil-a is distinct in their size of their parking lot and drive through needs (77 cars?) to accommodate their customers. Due to this business model and design, it seems to me that this requires a more suitable location rather than the one currently being proposed.

Please consider this decision carefully and the impact on the neighbors living closest to this site as well as the on the behalf of all the residents living in Rochester Hills.

Thank you for your time and consideration.

Respectfully,

John Panzica  
Cell: 248-285-1289  
Email: [hayjohn2000@yahoo.com](mailto:hayjohn2000@yahoo.com)

[Sent from Yahoo Mail for iPhone](#)



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

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## Proposed Chick-Fil-A

2 messages

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-m- <mkarakas@hotmail.com>  
To: planning@rochesterhills.org

Fri, Dec 2, 2022 at 4:58 PM

Hello and good day,

I am reaching out today regarding my family and I's absolute opposition to the construction of a Chick-Fil-A between Auburn Rd. and M-59 west of Rochester Rd. as well as full opposition to the removal of any trees.

As a 20 year resident of this home, which was first built and occupied by my family in 1951 and moved from where Lowes now sits, some 24 years later, to its current location on Hickory Lawn Rd., our family has seen businesses come and go along the commercial corridor starting at Auburn Rd. and ending at Hall Rd.

This proposed establishment would be positioned directly in view when exiting our front door.

Traffic noise pollution from M-59 is always (24-7/365) audible from inside our home. No amount of proposed trees and/or barriers would curtail the noise and air pollution generated by upwards of 70+ automobiles idling less than 100 feet from our property, *conservatively* 9+ hours a day, 6 days a week (54 hrs/week, 216 hrs/month, 2,592 hrs/year). That totals 108 full days (24 hour periods) or nearly 30% of each year, billowing their carcinogenic emissions directly into our residential community. This rudimentary and modest, yet highly disturbing look at but one negative metric - even if these numbers are very generously reduced by half, remains extremely concerning to the health and wellbeing of our community. The outlook is obviously much worse if considering the proposed 15.5 daily hours of operation - which equates to more than 186 days annually or staggeringly, more than half of the year!

Further, these deadly side effects would be wafting into the homes of not only our beloved retirees but also, remote workers, stay-at-home parents and their kids. Children, incidentally, being particularly vulnerable to air pollution because they breathe faster than adults and inhale more air per pound of body weight. Worth noting is a 2008 study by the CDC (of 38 participating US states), which established that asthma was greater in Michigan vs. the national average in nearly every age group and ethnicity. Is not the health of our citizenry more important than the inconvenient locating of yet another fried food stand?

Let's not forget folks returning home from an arduous day of toil in search of some much needed respite, only to feebly attempt to unwind amidst the overwhelming cacophony of idling and starting engines, car doors shutting and drive through order back & forth - all coupled with the long worn out odor of deep fried chicken, nauseatingly mixed with automobile exhaust containing volatile organic compounds (VOCs), carbon monoxide (CO), carbon dioxide (CO2) and nitrogen oxides (NOx). For our neighborhood residents the catchy slogan of "Rochester: Where You Live" would take on a whole new, sickening meaning.

The current state of affairs on this block we call home, is already outlandish regarding all of the trappings of two of the largest drive thru fast food restaurant chains in America. With this proposal, all of these issues would most certainly be exasperated with the addition of this singular establishment. Further, the proposed tree lined "buffer" separating the community from this behemoth drive thru is not uniform and tapers down to all but a few paltry tress and negligible shrubs immediately in front of our residence.

Consider this, 1 automobile idling for a single hour produces nearly 4 pounds of CO2 and burns approximately one-fifth of a gallon of gas. Multiply that by 70 and it equals 280 pounds of CO2 per hour, which works out to 2,800 lbs CO2/day during 10 hrs open, 16,800 lbs/week, 67,200 lbs CO2/month - which is a colossal 806,400 lbs CO2/year. That's a low estimate of more than 403 TONS of CO2 each year. Even if we divide that number in half it would still produce more than 200 TONS/CO2 annually, released into our homes and atmosphere - from this one restaurant's mega drive thru, that wishes to share this vast amount of pollutant as well as nitrogen oxides, volatile organic compounds, particulate matter and carbon monoxide with our neighborhood. Not to mention that in winter conditions, emissions from an idling vehicle are more than double the normal level immediately after a cold start, courtesy of any patrons that decide to dine in.

Shockingly, according to Charles Swanton, of the Francis Crick Institute and Cancer Research UK Chief Clinician, London, UK "The same particles in the air that derive from the combustion of fossil fuels, exacerbating climate change, are directly impacting human health via an important and previously overlooked cancer-causing mechanism in lung cells. The risk of lung cancer from air pollution is lower than from smoking, but we have no control over what we all breathe. Globally, more people are exposed to unsafe levels of air pollution than to toxic chemicals in cigarette smoke..."

(<https://www.esmo.org/newsroom/press-releases/scientists-discover-how-air-pollution-may-trigger-lung-cancer-in-never-smokers>)

Importantly, in ***Massachusetts v. Environmental Protection Agency (EPA)*** in 2007 the United States Supreme Court decided that CO2 (carbon dioxide) and green house gases are indeed pollutants.

According to [8billiontrees.com](https://8billiontrees.com) (<https://8billiontrees.com/carbon-offsets-credits/how-many-trees-to-offset-1-ton-of-co2/>) between 31-46 trees are needed to offset 1 TON of CO2. Considering the low estimate for CO2 emitted by the proposed drive thru alone and the requisite remediation - 3,100 trees would be required. According to the Arbor Day Foundation via [USDA.GOV](https://www.usda.gov/media/blog/2015/03/17/power-one-tree-very-air-we-breathe) (<https://www.usda.gov/media/blog/2015/03/17/power-one-tree-very-air-we-breathe>) - in one year a *mature* tree will absorb more than 48 pounds of carbon dioxide from the atmosphere - which would require 4,200 trees - 33% higher than [8billiontrees.com](https://8billiontrees.com)'s estimate. Most of the proposed 156 trees (5% of what would be needed) would not even reach full maturity for 20+ years - leaving residents multiple decades to unwittingly breath in and be affected by wildly unsafe air pollutants.

In response to these scant points regarding the proposed nearly incessant assault of air pollution and its direct effect on humans, what does the Rochester Hills Planning Commission, City Council and Mayor's Office propose be done regarding the long as well as short term, unnecessary cancer risk to our community specifically those directly adjacent to this proposed facility?

Additionally, what specific checks and balances are in place, beyond the Planning Commission and City Council's discretionary approach to the Conditional Use Standards, to prevent a unique situation like this from potentially causing catastrophic chronic harm to the seniors, adults and children of our residential citizenry?

To reiterate, we as a family and residents, stand with our Neighborhood and Community at large in Absolute Opposition to the proposed restaurant in any form whatsoever.

Nevertheless, I look forward to your timely responses to the above concerns.

Signed,

-Mathew Karakas  
3300 Hickory Lawn Rd.

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**Planning Dept Email** <[planning@rochesterhills.org](mailto:planning@rochesterhills.org)>

Mon, Dec 5, 2022 at 8:47 AM

To: -m- <[mkarakas@hotmail.com](mailto:mkarakas@hotmail.com)>

Cc: Chris McLeod <[mcleodc@rochesterhills.org](mailto:mcleodc@rochesterhills.org)>, Sara Roediger <[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)>

Hello Mathew -

Thank you for your comments. They will be included as part of the agenda packet for December 13th Planning Commission meeting.

Jennifer

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
(248) 656-4660 office

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Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;

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**Fwd: Chick Fil A**

1 message

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**Leanne Scott** <scottl@rochesterhills.org>

Wed, Nov 30, 2022 at 7:05 AM

To: Sara Roediger &lt;roedigers@rochesterhills.org&gt;, Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;

Sent from my iPhone

Begin forwarded message:

**From:** Michelle Vitale <prnces1972@gmail.com>  
**Date:** November 29, 2022 at 10:14:51 PM EST  
**To:** scottl@rochesterhills.org  
**Subject:** Chick Fil A

Building a Chick-fil-A on a highly congested, highly traveled section of Rochester Road will compound the traffic problems that currently exist. The streets behind the CFA are already a cut through - and cars speed down Nawakwa/Shadywood/Norton Lawn everyday. I can't imagine how much worse it will get.

Plus the Hampton subdivision will experience additional cut through traffic and speeders jeopardizing the safety of its residents who drive, walk, and bike in Hampton.

Chick-fil-A on Hall Rd contributed to Hall Rd's traffic congestion despite Hall Rd having more directional lanes. Plus the Hall Rd Chick-fil-A site is assessable by another main road, Schoenherr, which reduces some of Hall Road's Chick-fil-A's traffic.

Rochester's proposed site does not have two main road accessibility. Plus the Rochester site will have north and south bound traffic at the traffic light and the additional traffic from the east side of Rochester Road from Lowes, Meijer, and the strip mall traffic. Hall Rd's traffic light has a large median directly across from its Chick-fil-A site.

The Rochester Road site won't be built within a shopping center to buffer the traffic noise and air quality from its well established residential area. Instead, the residential area is directly behind the site. The developers plan to buffer the residential area with trees and evergreens which is vastly different than the other Chick-fil-A locations built in the shopping centers outlying areas.

I like chick Fil A but this top is so wrong for the Restaurant. There has got to be a better area in Rochester Hills where the Restaurant could be developed.

Thank you,  
Michelle Vitale  
20 year RH Resident

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#rhmail#



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

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## NO Chik-Fil-A on Rochester Road

2 messages

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**Stacey Boyle** <staceymboyle@gmail.com>

Mon, Nov 21, 2022 at 3:53 PM

To: deelr@rochesterhills.org, blaird@rochesterhills.org, hetrickd@rochesterhills.org, bowyers@rochesterhills.org, morlanc@rochesterhills.org, mungiolit@rochesterhills.org, walkerd@rochesterhills.org, mayorsoffice@rochesterhills.org, planning@rochesterhills.org  
Cc: scottl@rochesterhills.org

Dear Rochester Hills Elected Officials and Planning Commission,

I am writing you to express my concerns over the proposed location of a Chik-Fil-A on South Rochester Road.

I will keep this short and simple:

Please do NOT approve Chik-Fil-A on Rochester Road.

There is already TOO MUCH traffic and road congestion.

There are other potential locations within the City that would not further exacerbate conditions in a known problem area.

Thank you for your consideration.

Best,  
Stacey Boyle  
[631 Deerfield Ct, Rochester Hills, MI 48309](#)

---

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

Mon, Nov 21, 2022 at 4:40 PM

To: Stacey Boyle &lt;staceymboyle@gmail.com&gt;

Cc: deelr@rochesterhills.org, blaird@rochesterhills.org, hetrickd@rochesterhills.org, bowyers@rochesterhills.org, morlanc@rochesterhills.org, mungiolit@rochesterhills.org, walkerd@rochesterhills.org, mayorsoffice@rochesterhills.org, scottl@rochesterhills.org

Hello Stacey -

Thank you for your comments, they will be included as part of the packet to the Planning Commission.

Jennifer

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
(248) 656-4660 office

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From	Comments	Date
Richard Moher	Knowing that the traffic study has given the lowest level of rating to Auburn and Rochester road and the Lowe's traffic light locations, an E, why isn't this project being rejected? MDOT explicitly states that "any degradation of traffic flow on a principle artery road" should warrant a rejection. There is no solution that would fit this location that will clear the traffic from a high volume drive through. All traffic heading south on Rochester road heading towards M59 uses the right lane. This project needs to be located in another area that will not impede Rochester road traffic.	12/2/22