

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, January 29, 2025 9:06 AM
To: Thwing, Tim <TimT@romi.gov>; Murphy, Joseph <JoeM@romi.gov>
Subject: Online Form Submittal: Contact Us - Planning

Contact Us - Planning

If you have a question for the Planning Department, leave a message using this contact form.

Your Name	MICHAEL J NAGLE
Email Address	mjteam45@aol.com
Subject	Sheetz
Message	<p>Good morning, This is in regards to the Sheetz carwash on 14 mile and Coolidge rd.</p> <p>Under no circumstances should this even be considered!! The traffic problems alone along with a nearby school and residential areas. The traffic would be horrendous and is already complicated!! Sheetz was denied by several other cities for a reason!! Please do not allow this!!</p>

Email not displaying correctly? [View it in your browser.](#)

From: William Polis <wpolis1975@icloud.com>
Sent: Wednesday, January 29, 2025 9:41 AM
To: Planning Employees
Subject: 14 & Coolidge Sheetz project

WARNING: This email originated from outside The City of Royal Oak. Do not click on any links or open any attachments unless you recognize the sender and are expecting the message.

This is William Polis

I'm going to email you every single day to urge you to turn down this project because it's gonna be a hell hole on that side. I have witnessed many many accidents for the past 20 years that I have lived in that neighborhood directly across the street. it is a bad idea to put such huge company like Sheetz with their 24 hour lights and noise and the crowd that they attract for selling gas way below the market price and with the car wash added to make that intersection a nightmare on top of a backed up intersection already.

You must make a conscious decision for our kids that goes to school 500 yards away at Upton park and the middle school next door.

with the traffic jam people gonna try to make shortcuts into the side streets and possibly have more accidents inside the streets.

William polis
Sent from my iPhone

From: Carol Galle <carol.galle@gmail.com>
Sent: Wednesday, January 29, 2025 10:05 PM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

I have nothing against Sheetz, but the proposed location at 14 and Coolidge does not make sense. It will cause unreasonable traffic congestion. I do not support this plan. Surely we can find another location that works for them.

From: Eikenberry, Amber <amber.ainsworth@FOX.com>
Sent: Friday, January 31, 2025 12:35 PM
To: Planning Employees
Subject: Sheetz Proposal

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Good afternoon,

I am a web reporter at FOX 2 Detroit, and I will be covering the proposal to build a Sheetz on 14 Mile. I know the planning commission meeting agenda will be posted closer to the meeting, but I was wondering if you had any more information about the proposal that you could share now.

Thank you,
Amber

Amber Eikenberry (Ainsworth) | Digital Content Creator
[Fox2Detroit.com](https://www.fox2detroit.com) | 248-914-9283

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From: Justin Monson <monsonju@gmail.com>
Sent: Friday, January 31, 2025 12:40 PM
To: Planning Employees
Subject: 3200 W. 14 Mile

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Hello,

A Sheetz and car wash at this location is a terrible idea. We live just west of this location (14 and olivia ave) and drive this intersection daily. The turn lanes east of the train tracks are perilous enough without adding increased traffic in/out of a gas station.

The area we live in already seems like an island from usable store fronts and restaurants. We moved here for the school and walkable neighborhood/parks.. This area needs dining options, not more gas stations and car washes. So many new builds in our neighborhood are bringing young families that need amenities like restaurants, shopping, coffee shops, etc.. Please look at other options than another gas station.

Finally, and most importantly, our son will be attending Upton Elementary next year. Every time there is increased traffic or construction on 14 or coolidge, cars cut through the streets bounding Upton in order to by pass the 14 and Coolidge intersection. Drivers ignore stop signs and speed through the neighborhood to save time in their commute. Adding a sheets and car wash will make this a daily occurance and put our kids in danger. Do not allow them to do this!

Thank you
Justin

From: Cody Colella <colellac102@gmail.com>
Sent: Friday, January 31, 2025 2:53 PM
To: Planning Employees
Subject: Proposed Sheetz On 14 Mile

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Hello planning commission,

I wanted to write in favor of the proposed Sheetz location on 14 mile road. As a local resident who travels that road frequently and who grew up in an area where Sheetz locations were common, I feel it would be an excellent addition to the community.

I am unable to attend the planning meeting on the 11th so I wanted to write an email in support instead.

I am hopeful it will be approved.

Thank you!

Cody

From: Fady Bidawit <fady_isho@hotmail.com>
Sent: Saturday, February 1, 2025 1:50 PM
To: Planning Employees
Subject: Sheetz Construction

WARNING: This email originated from outside The City of Royal Oak. Do not click on any links or open any attachments unless you recognize the sender and are expecting the message.

Hello,

I am writing to notify the city that I do not support the construction of a Sheetz gas station in the area of 14 mile and Coolidge.

I believe that the construction of the property would be deleterious to the community, leading to haphazard traffic and increasing the incidence of accidents. The construction of the property is also likely to have a negative impact on small businesses by disrupting traffic and potentially generating environmental pollutants and waste.

As an employee in the city of Royal Oak, I hope, for the benefit of the community, that Sheetz opens there business elsewhere.

Best wishes,

Fady

From: Karen Cuff <kcuff1@gmail.com>
Sent: Sunday, February 2, 2025 10:09 AM
To: Planning Employees
Subject: RO Resident Comments re: Conditional Rezoning at 3200 W. 14 Mile Road.

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Hello -

I am a Royal Oak resident and I live near 13 Mile and Coolidge Rd. I strongly oppose Conditional Rezoning at 3200 W. 14 Mile Road to accommodate auto filling, shopping, and/or restaurant, etc. facilities.

I travel through the 14 Mile and Coolidge intersection 1-3 times a week. It is already a congested intersection. Also, the offset road that requires right-left turns to proceed north or south is already challenging for many drivers. It seems there is not anything that can be done to improve this situation given the roads and train overpass. But adding another consumer retail business area would certainly make it worse.

Please deny this application.

Please encourage and potentially incentivize the applicants to consider one of the many empty spaces along Woodward in Royal Oak.

Thank you,
Karen Cuff
2922 Bembridge Rd.
48073

From: Jordan Cockrum <jccockrum@gmail.com>
Sent: Sunday, February 2, 2025 10:28 AM
To: Planning Employees
Subject: No sheetz

WARNING: This email originated from outside The City of Royal Oak. Do not click on any links or open any attachments unless you recognize the sender and are expecting the message.

Hello,

I just want to say I am strongly against putting Sheetz at 14 and Coolidge. It is already a very busy, dangerous intersection. I have already gotten into an accident there before, same with my husband on separate occasions. It will just add more back up traffic leading to more accidents. Furthermore, we already have a gas station there that is family owned for 19 years. Please don't take that away from him.

Best,
Jordan Bucan

Sent from my iPhone

From: Michael Grant <m.grant4602@gmail.com>
Sent: Tuesday, February 4, 2025 11:24 AM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

I am sending you this as a resident of the 14 mile and Coolidge area. I am against the development. A truck stop needs to be somewhere at I - 75. I will be at the meeting and will fight to have anyone voting for this event voted out!!!

From: Evelyn Flynn <evieflynn5@yahoo.com>
Sent: Wednesday, February 5, 2025 9:12 AM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from outside The City of Royal Oak. Do not click on any links or open any attachments unless you recognize the sender and are expecting the message.

As a long time member of the Royal Oak community , I want to state STRONGLY that I am 100% AGAINST having Sheetz move into the 14 mile/Coolidge area. It may ruin an established small business. Couldn't it be better used as a green space? Please consider my objection and deny Sheetz. It might be better located at Woodward and Square Lake.
Please think about our community at large. SAY NO to SHEETZ!!

Respectfully
Evelyn Flynn

From: Kim Dalley <kim.dalley.online@gmail.com>
Sent: Wednesday, February 5, 2025 9:53 AM
To: Planning Employees
Subject: Please do not approve Sheetz on 14 Mile

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Dear Planning Commission,

The sheer volume of traffic created by allowing a business such as Sheetz on 14 Mile and Coolidge would cause a daily disaster. Please vote no.

We have many wonderful businesses in this area and they do not require competition from an outside source. This intersection is already very, very tricky to maneuver and would not accommodate additional large volume traffic.

We also need accessibility to SOCCRA on Coolidge both for our residents and the trucks. It is not advisable to restrict the flow of traffic more.

Thank you for making the logical decision to not approve this planning request.

Kim Dalley
Oakridge Ave
Royal Oak

From: Kay <skies337@gmail.com>
Sent: Wednesday, February 5, 2025 1:49 PM
To: Planning Employees
Subject: 3200 W. 14 Mile Feedback

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Hello,

If it is not too late, I would like to add my comments regarding the rezoning for 3200 W. 14 Mile.

I travel from Addams Elementary after dropping my child off at school to businesses in that area like Kroger, Home Depot and Target. I've heard feedback about traffic issues but as someone who travels in that area a lot around the morning rush hour, I don't see a bit of increased traffic being an issue. This is going to be a given with any business that is added there assuming they are successful and plan to last more than a year in that location. If any traffic issues arise, stop lights can always be changed to allow for the proper increase of traffic flow. Sitting vacant does not do anything positive for the city.

In regards to Sheets, traditional gas stations in the area do not have great offerings and there are only a few interesting ones in the area. I've read a lot of positive things about the company and watched a lot of Tiktoks and other online videos that show everything the store offers and I think it would ultimately be something fun and new for the community.

From: lewis5702 <lewis5702@gmail.com>
Sent: Wednesday, February 5, 2025 3:57 PM
To: Planning Employees

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Good afternoon,

To Whom It May Concern,

Putting a Sheetz in Royal Oak is a bad idea.
Destroying our neighborhood and a driving
Hazard...for drivers and bike riders.

Please again, do not approve this business.

Thank you

Ms. Cynthia Lewis
A concern resident

Sent from my T-Mobile 5G Device

From: Jackie DiGrazia <jackiedigrazia@gmail.com>
Sent: Thursday, February 6, 2025 12:43 PM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from outside The City of Royal Oak. Do not click on any links or open any attachments unless you recognize the sender and are expecting the message.

I am NOT in favor of Sheetz being built on the north corner of 14 mile and Coolidge.

Sent from my iPhone

From: Charlie Dawson <charlie@charlesddawson.com>
Sent: Thursday, February 6, 2025 4:08 PM
To: Planning Employees
Subject: Support for Sheetz Planning Permission for 14 Mile and Coolidge

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Hi there!

I'm a Royal Oak resident that lives on the corner of Samoset and Tonawanda, only a few blocks from the proposed location for a new Sheetz. I wanted to voice my **strong support** for approving this planning application--I think a Sheetz would be a great replacement for the abandoned building that currently sits there, especially since I don't know what else would take that location if it were denied. I think it will be especially popular with the workers at the surrounding AAM, Flex-n-Gate, and Consumer's Energy facilities; currently the only choices within easy walking distance are the McDonalds and the Tubby's sandwich shop.

My only question is if they've considered installing EV fast charging at this location--Sheetz locations that have fast chargers are some of the best experiences while road-tripping, but looking at the planning application it seems like that at least is not in the plan initially. If that is the case, I hope they consider bringing charging in the near future. The current area fast charging situation is fairly dire; the chargers at the Meijer on Coolidge in Troy are almost always full, well into late night. As an EV owner, more fast charging close to home would be a huge quality of life improvement, and I believe it would help local home values.

Thank you for your consideration,
Charlie Dawson

From: Amy Bower <amybower24@yahoo.com>
Sent: Friday, February 7, 2025 12:49 PM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Planning Commission,

I'm thanking you for the opportunity to express my opposition regarding the development of Sheetz, 14 mile & Coolidge.

There are numerous reasons to object to this massive structure and facility. Foremost we have no need or desire for Sheetz.
Another unhealthy food source. Another noisy car wash. Another drive through. Another large parking lot for vehicle loitering.
One more drive through to spill onto the main roadway (STARBUCKS & TOMMY'S) impeding traffic, causing accidents.
One more business that creates extreme traffic hazards and congestion. More drivers to cut through my neighborhood, to avoid the cluster.
More drivers flying through my neighborhood disregarding walkers, kids, dogs and runners. Rolling through stop signs near the school.

This business is going to require a large number of weekly, daily deliveries. Trucks and more trucks. Dumpster, Linen, Beverage, Produce.
More noise, loud bangs, roadway slowdown upon entering & exiting.
24 hours of extra noise, drive through speaker, car wash blowers & vacuums. Traffic and increased crime. Rats & rats.

As you make this important decision, I hope that your consideration of the north border mirrors that of the consideration to the downtown area.
We are also taxpayers. This is our neighborhood. Is Sheetz the long-term vision for Royal Oak?
We must choose wiser. Sheetz is not the culture of our city. Sheetz is best suited for the interstate.

Sheetz doesn't stand with your Mission Statement. It's pretty simple.

Regards,
Amy Kapordelis
22-year resident

From: M Burbary <mburbary@gmail.com>
Sent: Sunday, February 9, 2025 10:52 AM
To: Planning Employees
Subject: Sheetz 14 and Coolidge: Opposed

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Good morning. I am a resident at 4602 Mankato Ave. Royal Oak Michigan. I am writing you to express my opposition to the proposed Sheetz development at 14 and Coolidge.

The current intersection has a tremendous amount of traffic flow, on a daily basis. As a long time resident, I have seen multiple accidents at this intersection, as is. If a highly trafficked, extended hours business is placed near the intersection, The frequency of accidents will only increase. Inevitably there will be people trying to traverse the traffic lanes, to head both east and west no matter how the development is laid out.

I feel that the development could be better used for manufacturing, offices or activity center.

Mat Burbary
586-770-0376

From: donna hayes <dxhayes@hotmail.com>
Sent: Sunday, February 9, 2025 12:11 PM
To: Planning Employees
Subject: Sheetz proposal at 14 Mile Rd and Coolidge

Importance: High

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

To Concerned Members of Planning Commission,

As a 40-plus year homeowner in the vicinity of 14 Mile and Coolidge I hope the Planning Commission does not move forward with the proposal to put a Sheetz business in this area for several reasons:

1. It will have a great financial impact on the long-time small businesses in the area, especially the gas station that is across the street from proposed site.
2. There is no mention of Sheetz being a 24 hour business. with increased traffic (and foot traffic at all hours).
3. The traffic at the intersection is dicey at best already. The amount of traffic coming from the Target Plaza and Meijer store is excessive . There is a blind spot when making a right turn onto 14 Mile from Coolidge as you are going under the viaduct. Drivers not familiar with the intersection are confused by the left turn onto Coolidge from 14 Mile. (There is already enough congestion on Maple and Eton because of Whole Foods.)
4. My husband and I have visited Sheetz while on driving vacations and although it was a convenient respite it was always near a major road or interstate, ala Woodward, I-75 or Southfield.
5. The amount of trash a business like this will generate will spill over into the surrounding neighborhood with vermin control an absolute must.
6. Why would Royal Oak approve such a large business footprint in an area that already has gas stations, fast food and car washes galore? And who will police the night hour activities? We already have marijuana dispensaries causing a problem in the area.

Please, please, please, as a concerned neighbor, I am asking you to vote down this Sheetz proposal. Wouldn't it be a better place for affordable housing?

Most Sincerely,
Donna Hayes

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Sunday, February 9, 2025 4:20 PM

To: Davids, Judy <JudyD@romi.gov>

Subject: Online Form Submittal: Email the Chair

Email the Chair

Your Name	Carol Raisky
Your Phone Number	2483909096
Your Email Address	Craisky@gmail.com
What committee is your question for?	Planning Commission
Please state your question, concern or idea for the chair.	<p>I am a Royal Oak resident and, with my husband, a regular voter in all local elections.</p> <p>I have read about Sheetz's proposal to build a multipurpose facility at 14 Mile and Coolidge.</p> <p>This intersection is near my home, and I pass through at least once a week.</p> <p>I know more than one person who has sustained car damage or injury at this precise intersection.</p> <p>Therefore, I am strongly advocating AGAINST permitting the Sheetz project to be completed.</p>

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From: Sue Philbin <suephilbin7@gmail.com>
Sent: Monday, February 10, 2025 2:17 PM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Planning Commission Members,

As a Royal Oak resident who frequently travels along the 14 mile/ Coolidge route, I am writing to say that I am AGAINST a Sheetz going into that location. Another gas station/ food service is not needed in that location. Most of all, the traffic in that intersection due to the people coming from the section of Coolidge towards Meijer as well as this direct section of Coolidge, is often backed up. During regular hours, the traffic can still be busy due to the light, which already has double turn lanes which cannot accommodate all the traffic, and at busy times are backed up to the turn on Coolidge.

I invite you to travel that intersection during a rush hour to get the true picture. There is also a gas station currently across the street, and Meijer gas just 1/2 mile away. If this were not at a busy intersection already, it may be a good fit. However, it is not a good fit for this parcel of land.

Residents will have much more cut through traffic to avoid this intersection which I am sure police do not have the staff to patrol.

Let's also take note of other cities that have turned them down, Livonia and Farmington Hills.

I implore you to take a close look at this proposal, the intersection traffic at rush hour, and consider the residents in the area along with potential expense of road changes as well to accommodate a business that is not needed. Thank you.

Sue Philbin
4428 Seminole
Royal Oak, MI 48073

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Monday, February 10, 2025 8:01 PM

To: Davids, Judy <JudyD@romi.gov>

Subject: Online Form Submittal: Email the Chair

Email the Chair

Your Name	Samantha Belisle
Your Phone Number	7346575839
Your Email Address	Sjackson1578@gmail.com
What committee is your question for?	Planning Commission
Please state your question, concern or idea for the chair.	Hello, I am reaching out to beg the planning commission not to approve the rezoning request for the fourteen mile road site that they want to turn into a Sheetz. That area already struggles greatly with traffic. That location is not well suited to an additional high traffic business and it will only add congestion and traffic accidents. As someone who lives just a few blocks away, please do not approve this.

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From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, February 11, 2025 7:53 AM

To: Davids, Judy <JudyD@romi.gov>

Subject: Online Form Submittal: Email the Chair

Email the Chair

Your Name	Kathleen London
Your Phone Number	2489902590
Your Email Address	kathleenlondon@yahoo.com
What committee is your question for?	Planning Commission
Please state your question, concern or idea for the chair.	<p>Members of the Planning Commission,</p> <p>I have an obligation this evening, otherwise I would have happily joined in person and share my opposition to the proposed rezoning for 3200 W. 14 Mile Road. I cannot think of a site more incompatible in all of Royal Oak for a mega-development like Sheetz than this location. The unique design of the divided intersection of 14 Mile Road and Coolidge causes traffic back-ups and slow-downs on good days. Adding a development of this size would make travel and navigating to homes in the surrounding neighborhoods even more difficult. Anyone driving on the northbound side of Woodward at 12 Mile knows the traffic headaches caused by the cheap gas sold at the Citgo, resulting in dangerous stopped traffic off the premises of the business and onto both heavily traveled roadways. That, and more, would come to the intersection of 14 and Coolidge with this development.</p> <p>I also have serious concerns about the further investment in our community of polluting fossil fuels, especially considering there is already a gas station with its own convenience store DIRECTLY across the street. Further, this area does not require an additional car wash. There are several within a few</p>

mile radius, and the El Car Wash in particular, is not known for its tasteful, understated design features. This stretch of 14 Mile Road where we join our neighbors in Birmingham and at the border of the hallowed ground of a cemetery no less, should not be the location of the oversized tackiness that greets folks at the border of Madison Heights on 14 Mile near I-75.

The city of Royal Oak has instituted traffic-calming features on many of our roadways, helping bikers and pedestrians while enhancing the quiet of adjoining neighborhoods. Why have residents in the area of 14 Mile and Coolidge been left out of such considerations? Please do not approve this rezoning proposal.

Thank you,
Kathleen London
5132 Thorncroft Court

Email not displaying correctly? [View it in your browser.](#)

From: Larry Bertollini <lbertollini@straubpetttittyaste.com>
Sent: Tuesday, February 11, 2025 1:28 PM
To: Hunt, Commissioner; Planning Employees
Cc: larry bertollini
Subject: SP 25-02-03_3200 W 14 Mile Rezoning from General Industrial to General Business _ Sheetz Proposed Site Plan

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

SP 25-02-03 -3200 W 14 Mile Rezoning from General Industrial to General Business -Sheetz
Proposed Site Plan

Dear Mayor, City Commission, & Planning Commission,

14 Mile Road is a major vehicular thoroughfare -access road & east/west vehicle travel should not be jeopardized, nor should the safety of pedestrian crossing at the intersection of where the proposed Sheetz site is located. There is no practical center turn lane at this location either & adding a center turn lane would only further complicate a busy intersection that becomes congested as it is. Rezoning the land for the Sheetz site plan proposal is not a proper fit. To go forward with this proposal will creates unsafe conditions for car & pedestrian traffic. Thank you.

Larry Bertollini
Birmingham resident

From: Lj Gray <ljgray2010@yahoo.com>
Sent: Tuesday, February 11, 2025 1:55 PM
To: Planning Employees
Subject: Sheetz

WARNING: This email originated from **outside** The City of Royal Oak. **Do not click on any links or open any attachments** unless you recognize the sender and are expecting the message.

Dear planning comission:

I live in the adjacent neighborhood with our street exiting on 14, west of coolidge, and feel as though this is too high turnover venue for such a crowded, dangerous intersection. Per MTCF there were 212 accidents there in last 5 years. Sheetz will have an adverse impact on the neighborhoods on both sides of 14, and the grade school across the way. Since the sheetz driveway will be either side of the T of Coolidge at 14, there will be many more traffic accidents as drivers attempting to turn east from Sheetz intersect with drivers heading west on 14 or turning from 14 south to coolidge.

Because of the multiple shift changes at DTE and hospital, there's a 24 hour flow of traffic here already.

A multifamily housing unit would be a much better fit here.

Thank you
E. Gray

[Sent from Yahoo Mail for iPhone](#)

From: noreply@civicplus.com <noreply@civicplus.com>

Sent: Tuesday, February 11, 2025 3:34 PM

To: Davids, Judy <JudyD@romi.gov>

Subject: Online Form Submittal: Email the Chair

Email the Chair

Your Name	Mary Von Koss
Your Phone Number	248-568-2749
Your Email Address	mary.vonkoss@outlook.com
What committee is your question for?	Planning Commission
Please state your question, concern or idea for the chair.	<p>Reasons the proposed location for the Sheetz convenience store, which includes sales of packaged alcoholic beverages, a restaurant with a drive-through service, a car wash, an outdoor café, and a gas station is unsuitable:</p> <ul style="list-style-type: none">• The intersection of 14 Mile and Coolidge is already congested, especially during rush hour in the morning and afternoon. Often in the late afternoon the line of cars waiting to head east is almost to the light at Eton/Cooper, and drivers sit through two or three lights before moving forward.• Increasing traffic at that intersection and with cars trying to turn left into the Sheetz parking lot will not be safe• A car wash at that intersection is unnecessary as there are two upgraded car washes on Woodward between 13 and 14 Mile Roads.• Who will cover the expenses for re-configuring Coolidge to accommodate north and south-bound drivers turning into the business? And how will that affect the timing of the lights for the east and west-bound drivers?• The outdoor lighting required for the business signage and various areas of the complex will likely be operational for at least 12 hours per day, likely impacting neighboring residents.• There is no need for another gas station at that corner. There is already one there, and another gas station (Meijer) less than

¼ mile from the corner. Drivers using an additional gas station will only increase the congestion at that intersection.

- The construction of the proposed business complex may impact nearby property values. People will not want to live near the business because of the noise and traffic, as well as out of concern for safety. There are \$800,000 homes going up in the area, but that may cease if the Sheetz project takes place.
- Royal Oak Schools no longer utilizes buses, making it necessary for parents of approximately 300+ children from the nearby elementary school to drop them off and pick them up each day, adding to the traffic flowing through the busy intersection.

- It would be far more suitable for the Sheetz complex to be situated near a major highway or rest stop, rather than in a residential area or at an already congested intersection. We do not want Sheetz to take up residence on the site at 14 Mile and Coolidge for the above reasons. Please keep the good of the people in mind as you serve our city.

Thank you for your consideration.

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