

Aileen Dickson

From: Mark F Miller
Sent: Monday, March 4, 2019 9:47 AM
To: Aileen Dickson
Subject: FW: Agenda Item P-02a

To lay out tonight.



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From: PAUL Bartlett [mailto:paultbartlett@comcast.net]
Sent: Monday, March 4, 2019 8:27 AM
To: Ellen C Hodorek <HodorekEC@troymi.gov>; Dane Slater <MayorSlater@troymi.gov>; Edna Abraham <Edna.Abrahim@troymi.gov>; Dave Henderson <davehend61@outlook.com>; Ed Pennington <Ed.Pennington@troymi.gov>; David Hamilton <David.Hamilton@troymi.gov>; Ethan Baker <Ethan.Baker@troymi.gov>
Cc: Brent Savidant <SavidantB@troymi.gov>; Cindy A Stewart <StewartCA@troymi.gov>; City Manager Distribution Group <CityManager@troymi.gov>; Lori G Bluhm <BluhmLG@troymi.gov>
Subject: Agenda Item P-02a

Good day Mr. Mayor and City Council,

I apologize for not reaching out to you more often, but please let me start by expressing a sincere thank you to all of you for serving our city. I realize you have a thankless job (and yes, I use the term "job" loosely as I know you have lots of tasks to complete with very little pay and at times lots of angry residents to listen to) and I feel we don't thank you nearly often enough for what you do for the City and its residents. As I like to stay informed about my City, I read every City Council and Planning Commission agenda and watch each and every City Council and Planning Commission meeting and I focused on one key aspect of today's agenda.

I am writing to you today to express my opinion regarding tonight's Council meeting agenda item P-02a, Restaurant Drive-Throughs in the BB Zoning District. I understand that Mayor Pro-Tem Baker mentioned this item at the last Council meeting after someone approached him regarding this topic and now City staff has prepared a brief report on the subject. I personally really like the recent creation of the "BB" Big Beaver Zoning District Form-Based Code that we adopted a few years ago. I like the development that has taken place on Big Beaver to help add amenities for residents, businesses and visitors. Further, this new zoning concept has helped to replace large surface parking areas with restaurants and shops (for example, 888 Big Beaver and Granite City at the PNC Center).

But, I am asking you to please not allow drive-through restaurants on Big Beaver. This is just not the type of establishment that I want for our Golden Corridor. I don't want Big Beaver to be another Hall Road, Orchard Lake Road or Ford Road. Our Big Beaver is one of the most, if not

the most, premier shopping, retail/restaurant and office addresses in Metro Detroit / Michigan. The addition of drive through restaurants would just diminish the prestige of our Big Beaver Corridor, in my opinion. Yes, I realize that we already have a Burger King, McDonald's and Tim Horton's drive through restaurants, but I just don't want to add anymore. The good thing is that two of those three are right at the start of the DDA district and not further into the BB area.

As some of you may recall, several years ago the Starbucks on Big Beaver and Crooks attempted very strongly to add a drive through feature to their business and it was denied by the City. I agreed with that decision then and I still agree now, it was just the right thing to do. The developer threatened to simply replace the former gas station with a new gas station if he was not granted approval for a drive through, but in the end, he obviously did build the Starbucks without the drive through and it certainly appears that his business has been very successful; so it can work.

There are many other great locations in Troy where we would welcome a restaurant with a drive through (and yes, I do frequent this type of establishment and so I am definitely not against the concept at all). So I would ask that we please work with interested developers to help them find a more suitable location for their restaurant and trust that their potential customers will find them (especially the fanbase of Chick-fil-A, in this particular case).

Again, I appreciate all the things you do for Troy. Have a great day.

Thank you,

Paul Bartlett