

June 2, 2023

To: City of Ann Arbor Planning Commission
301 E Huron, Ann Arbor, MI 48104

Re: file no SP22-002 – 3945 S State St. revised site plan and special exception

Dear Planning Commissioners,

My name is Howard Frehsee and I own numerous properties located in both Ann Arbor and Pittsfield Township including one in proximity to Dr. Schwarcz property at 3945 S. State Street.

In point of fact, I own the 5.75 acre parcel of land adjacent to the Speedway Service Station aka., (375 & 377 Ellsworth Road) just south and across Ellsworth Road.

I am writing this letter to offer my full support of Dr. Schwarcz's request to reduce the size of his existing, vacant, building and add a drive thru lane adjacent to it for the following reasons:

- 1) Drive thru lanes are a useful resident convenience which incidentally, served the Community well during the horrific Covid period by allowing people essential safe distancing requirements etc.;
- 2) Drive thru's are no stranger to the area, as evidenced by their use via Tim Horton's, Bank of Ann Arbor, the former McDonalds and many other locations.

- 3) The intersection of State and Ellsworth is predominantly a business area with no adjacent neighborhoods and minimal foot traffic and is essentially a motorized area.
- 4) The adjacent road network at State and Ellsworth is one of the busiest in the County and other nearby businesses like Costco, Belle Tire, Zippy Auto Wash, Speedway, Quick Lube, and others require automobile use – these are not uses that can be in any large part transferred to on-line or pedestrian type operations. The number of people commuting to work in Ann Arbor from points south is significant in contributing to the vehicle-centric nature of this area.
- 5) Finally, since the pandemic retail trends have changed significantly and many retailers, of all sorts, are demanding the accommodation of drive-thru access in support of their business operations as well as the necessity to reduce their staffing levels since the shrinkage of workers needed to operate a restaurant, an unexpected consequence of the post Covid era.

Once again, I request and urge the City Planning Commission to approve the request to modify the existing site plan to accommodate a new drive thru lane so we can assist the is operation and preclude yet another business fatality.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Frehsee", with a long, sweeping horizontal line extending to the right.

Howard Frehsee