
Formal Opposition to Proposed Gas Station / Special Land Use (Parcel 26-06-34-353-006)

From Rebecca Woolard

Date Tue 7/28/2026 12:56 PM

To Rachel Whitsett <rwhitsett@newhavenmi.org>

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Dear Members of the New Haven Planning Commission,

I am writing to formally log my opposition to the proposed gas station and convenience store development on Parcel 26-06-34-353-006. I request that this correspondence be entered into the official public record for the upcoming hearing.

Generalized objections aside, I urge the Planning Commission to deny the Special Land Use Permit and Site Plan based on the following specific violations of local zoning intent and public safety standards:

- * **Failure to Meet Special Land Use Standards:** Our Village Ordinance mandates that a special land use must be harmonious with the immediate district. Introducing a 24-hour commercial operation with continuous vehicle idling and canopy light pollution directly adjacent to residential zones fundamentally violates this protective mandate.
- * **Severe Traffic and Turn-Radius Hazards:** The current layout of this parcel cannot safely accommodate the expansive turning radii required for large WB-67 fuel delivery tankers. Forcing these heavy trucks to encroach on oncoming traffic lanes or block through-traffic at this intersection creates a severe, actionable public safety risk. I ask that a comprehensive, independent Traffic Impact Study (TIS) be completed and reviewed before any vote is taken.
- * **Ordinance Buffer and Setback Deficiencies:** The high-impact nature of an automotive service station requires strict adherence to landscape screening, greenbelts, and setbacks. The commission should not grant variances to artificially force a massive commercial footprint onto an inadequate lot.
- * **Environmental Liability to Local Infrastructure:** Due to the local water table conditions in this section of Macomb County, the placement of Underground Storage Tanks (USTs) and toxic canopy runoff introduces a permanent environmental threat to our local water basin and drainage systems.
- * **Lack of Public Necessity:** This project provides no new utility or necessary service to our residents, as the community's fueling needs are already completely fulfilled by existing nearby infrastructure.

For these reasons, the applicant has failed to prove that this project will not be detrimental to the surrounding neighborhood. I ask the Commission to protect our community's safety, environment, and property values by voting to deny this application.
Thank you for your time and your service to our village.

Sincerely,

Rebecca Woolard
Resident of New Haven