

## Julie Durkin

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**From:** Jeffrey Garrison  
**Sent:** Tuesday, June 25, 2024 1:51 PM  
**To:** Julie Durkin  
**Cc:** Linda Lavey; Mike Trenkle  
**Subject:** Essence/Gas Station/Tim Hortons?

Julie,

I reviewed the Mannik-Smith Planning evaluation of the proposed Essence site also being used for a gas station/fast food facility. Please see some of my thoughts on allowing the multi-use facility.

### Traffic:

The single driveway would not add to the already congested area between Dexter and the east border of the Village. That is a ½ mile stretch and it has between 25-30 driveways in that area. The initial use of that driveway, ie:residential, was not an issue. The use of that driveway for the microgrow facility would increase traffic mildly. The addition of a gas station with a fast food drive through would dramatically and detrimentally increase traffic flow in an already overly crowded area.

I evaluated the number of accidents that the PD has responded to this year so far, and found that of the sixteen accidents throughout the Village, thirteen of them have been between Dexter St and the eastern border of the Village. That equates to 81% of the accidents in one area. I feel that the addition of the multi-use facility would cause an undue burden on the area for traffic and potentially create a dangerous situation with more traffic pulling in/out onto E M36.

### Crime:

Marijuana facilities are targets ripe for criminal activity. From use of the products sold in vehicles to unauthorized sales outside of the facility to potential break ins as well as robberies while the facility is open. These incidents would increase greatly if the presence of vehicles at all hours of the day/night were allowed for the secondary facility. If the business closed from 9pm to 9am, there would reasonably be no cars in the lot or in the area of the marijuana facility. An officer performing regular patrols would easily see that a car is inappropriately parked and be able to check it out. With a gas station/fast food facility utilizing the same lot and driveway, there would be no way to tell if the occupants had nefarious intent and were actually at the marijuana facility.

Gas stations also bring their own issues with fuel drive offs, larcenies, and an open lot where unsavory people can park and loiter about at all hours.

### Environmental:

The marijuana facility will have its own issues which must be addressed such as water/sewage/smells. As noted in the report, the Honey Creek and trees are directly behind the property. I am unsure how the marijuana facility will affect that green space.

The gas station/fast food facility could create additional problems as noted in section 3(A)(2)(b) such as traffic safety, noise, and other disturbances.

Section 3(A)(3) notes the addition of brightly lit signs and parking lots which would additionally damage the "small town" character of the Village.

Gas stations almost always have a run off issue for spilled fuel/oil/petroleum products. This is a definite negative for the green space on the south side of the property and the Honey Creek. Additionally, if there is any type of hazmat incident at either facility, the environment would sustain substantial damage due to the materials present.

Another consideration for the property is if there was a fast food facility, the signage would not be so obtrusive. There would also be no bright lighted canopies or fuel islands.

Based on the above observations, I would recommend against the multi-use facility and keep the property to single use as already planned. I would lean toward a restaurant instead of a gas station since there are already 3 gas stations in the Village. A restaurant that is not already here but does not have a large sit-down dining area would be more beneficial.

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