



June 24, 2025

Pinckney Planning Commission
c/o Village Zoning Administrator
Pinckney Village Hall
220 S. Howell St.
Pinckney, MI 48169

Re: Opposition to special use permit for proposed conversion of existing Rite-Aid to a Mugg & Bopp's convenience store with gasoline service and Dunkin Doughnuts Drive-Thru food service

Dear Planning Commission members:

This firm represents Pinckney Petroleum LLC, the owner of the BP store located directly across Dexter-Pinckney Road from the property that is the subject of this special use permit application. Please accept this letter in opposition to the proposed special use permit.

First, there are already three gasoline service locations within approximately ½ mile of this property, including my client's BP store and another store already operated by Mugg & Bopp's. An approval of this location for gasoline service will significantly oversaturate the area with gasoline sales and will cause great financial harm to the longstanding businesses in the community such as my client's store. There is clearly no need for more gasoline stores in such a small area of a small community.

In addition, the traffic impacts generated from this new development will be detrimental to the public health and safety. This intersection is already heavily travelled, and the additional traffic associated with a conversion from a drug store to a gasoline service/fast food drive-thru location will dangerously overload the intersection and surrounding roads. It is also my understanding that the proposed parking for the development was not in compliance with the required road setback, and the elimination of parking spots in an attempt to comply with the setback requirement will only exacerbate the dangerous traffic circulation patterns that would be generated from the proposed gasoline service and fast food restaurant operations.

For all of these reasons, the special use permit should be denied.

Sincerely,

MYERS & MYERS, PLLC

Roger L. Myers

Roger L. Myers

RLM/lg