

Daniel Buchholtz

From: Karen Hedtke <karen_a1971@live.com>
Sent: Monday, April 4, 2022 12:51 PM
To: Daniel Buchholtz
Subject: Conditional Use Permit - Mister Car Wash - 8188/8200 Hwy 65 NE

Good Afternoon Dan,

My name is – Karen Hedtke and I live at 7924 Quincy Street Ne, Spring Lake Park, MN

I would like you to share this with the Planning Commission, I was not able to find any email or contact information for any of them, at the next meeting as well as the City Council should this proceed to further.

I have been a resident of Spring Lake Park for almost 45 years. I have seen a lot of changes over the years, many good and some not so good.

I would like to offer my concerns and opinion on the Conditional Use Permit for this location.

1. First of all, I don't think we need another car wash in such close proximity to SLP. There is one located at Hwy 65 and Osborne Road, 2 located on Hwy 10, one at Able and the other at Long Lake Road. Not to mention there are several gas stations in close proximity that also have car washes.
- 2.
3. The traffic in that area is very heavy already at the Middleton Road and 81st Avenue intersection with the school as well as the McDonald's with how close Middleton Road is to the intersection at Hwy 65. Not to mention the additional traffic before and after school with students either driving themselves or being dropped off at school. That is an exorbitant amount of traffic for 81st and with the addition of the additional vehicles from said car-wash, would make it quite difficult to turn left safely onto 81st Avenue.
- 4.
5. If they were to only use the exit at Middleton and Hwy 65, I believe this would also be quite unsafe as Middleton is in very close proximity to Hwy 10 South exit and Hwy 65 is very busy all the time.
- 6.
7. On the west side of Middleton we have the townhouses with many families. I feel this presents a great risk to these families and most especially children with the additional traffic coming in and out of said car-wash. With the current businesses, there is traffic but only a fraction of what would be generated by said car-wash.
- 8.
9. I think there could be better use for this property. As much as I think we have enough Multi-Family housing in SLP. Perhaps additional Townhouses, 4 Plex, small apartment building...something that would better benefit SLP. Since that is zones commercial, some kind of rental property should fit into that description. There must be a way to make something like that work with some sort of fencing or barrier.

If you should have any questions, please feel free to give me a call at 763-786-0960.

Thanks for taking time to read this e-mail, I really appreciate it.

Karen