

Tanya Nuss

From: Amland Melissa <honeybee7698@yahoo.com>
Sent: Monday, August 5, 2019 3:48 PM
To: Ken Roberts; Melissa Douglas
Subject: Kwik Trip Proposal

Caution: This email originated outside our organization; please use caution.

To: Lake Elmo Planning Commission

From: Ben and Melissa Douglas, 8769 Upper 7th Place North, Lake Elmo

Re: Proposed Kwik Trip Station at Inwood at 5th

We are homeowners in the Inwood neighborhood who received a letter regarding the proposed use of a vacant lot at 5th and Inwood for a Kwik Trip gas station. We are writing to let you know that we are vehemently against this request for several reasons.

First of all, we feel there is no reason for a gas station at this location. There is already a Kwik Trip at Hudson Blvd N. and Keats Avenue. There are also several gas stations just west of our neighborhood in Oakdale on 10th Street at Helmo Avenue and then again just across 694 at both 11th St. N. and Hadley Avenue. Going east on 10th Street, there is a Marathon at Lake Elmo Avenue. Hagberg's on County 14 also has a gas station. Adding another gas station to the area will not provide any additional benefit to the residents of Lake Elmo. If you are truly trying to serve the residents of Lake Elmo by adding another gas station, you should consider allowing the building of another gas station further out from the proposed area.

Second, research has proven that gas stations and convenience stores drive down property values for homes close to the them. Why should the homeowners suffer when we were here first? Gas stations/convenience stores do not belong next to homes. Again, research has shown that gas stations lead to an increase in accidents, both traffic and pedestrian (and the intersection of Inwood and 5th is already way too busy!) and robberies. The reason we chose to live in the Inwood neighborhood is because it is a quiet, peaceful residential neighborhood with great walking trails. Adding a busy gas station and convenience store will completely destroy the feeling of this neighborhood.

Third, we have environmental concerns as well despite all the safety guidelines, gas stations, must follow, they can still pose significant exposures including ground level ozone from gasoline fumes groundwater hazards from petroleum leakage, and carbon monoxide from idling vehicles. There is also, light, sound and air pollution from the gas station, all of which are migraine triggers for me. Adding a gas station so close to our home, could greatly add pollution to our neighborhood and exacerbate my chronic migraines which have been much better maintained since moving to this neighborhood.

Thank you for your time,

Ben and Melissa Douglas