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City of Blaine Planning Commission
10801 Town Square Drive
Blaine, MN 55449

RE: Conditional use permit 1550 91st Ave. NE Suite 103

I would like to take this time to request that the City of Blaine does not allow a conditional use permit for the location listed above.

Currently my office location of which I am the owner of an office warehouse condo has 2 CUP's of which are automobile related. We have found over the years that if we had to do it over again, we would have tried to never allow this type of business into our condo association due to promises that are never kept by the companies requesting the variances. They request up to 5 cars and it always turns into double that or even more. What the city does not understand, is that these promises made for these request are many times not kept or are stretched and rest of the building tenants or owners are left to deal with the issues that the City has allowed.

This area is becoming more susceptible to issues of which we did not have in the past. We are seeing more, trash left on site, used oil being left at our dumpsters, dumpster filling by others, and theft of equipment in the middle of the night and on weekends. We have scavengers, metal scrappers and pallet scrappers rummaging around our lots on weekends and nights and also coming into our offices to request if we have any junk they can take.

This area of the City is becoming more and more blighted by run down and smashed junk cars parked out in front of businesses, junk car parts, many towing companies with parking yards with junk cars, semi trailers that never move, and abandoned trailers. This business park area is supposed to be considered "light industrial", not **Light Junk Yard!**

The property values of this area have already plummeted and we do wish to see them devalued by more automobile related CUP's issued for this part of the City.

Thank you,
Jim Shull
Owner / President