

October 25, 2025

To the Vergas City Planning Commission,

We are writing to express our opposition to the proposed conditional use permit for the Auto Dealership Business Office and Indoor Showroom within the Glenn St. Development area.

The site in question sits in the very center of a newly developed/developing residential area and within approximately 100 yards of a lake. This placement dramatically alters both the intended character of the development and the views/privacy of surrounding residents. The original vision for this area was to create a cohesive, community-focused environment that blends naturally with the surrounding landscape and preserves the scenic quality near the lake. A commercial auto showroom, especially one in the heart of the neighborhood, conflicts with that vision and disrupts the residential atmosphere that families were envisioning when purchasing their lots and building their homes. If we had known about a commercial showroom prior to our purchase of our lot, we would not have purchased the lot we did. The change(s) would potentially lower the property value of our current space.

If this type of business were located on the outer edge of the development—closer to main roadways and away from residential homes—it could serve its commercial purpose without compromising the integrity and peacefulness of the development community. However, placing it at the very center puts an intrusive commercial operation directly in the view of nearly every resident, reducing both visual appeal, property value, and property enjoyment.

For these reasons, we respectfully urge the Vergas City Planning Commission to deny the conditional use permit for this unideal location.

Thank you for your time and attention to the concerns of residents who value the thoughtful planning and livability of our shared community.

Sincerely,
Erik and Ellie Moltzan
470 Glenn St.
Vergas, MN 56587