

Derr, Lisa

From: Schluender, Daniel
Sent: Wednesday, March 13, 2013 8:17 AM
To: Derr, Lisa
Cc: Johnson, Lori
Subject: FW: Case 13-0005

Lisa,

Could you please see that this response makes it into the case file?

Thanks,
Dan

From: Brent and Becky Brooks [mailto:brooksfamilymn@comcast.net]
Sent: Tuesday, March 12, 2013 6:38 PM
To: Schluender, Daniel
Subject: RE: Case 13-0005

Thank you for the prompt reply. I appreciate the information, and you've addressed my concerns.
Rebecca

From: Schluender, Daniel [mailto:DSchluender@ci.blaine.mn.us]
Sent: Tuesday, March 12, 2013 1:26 PM
To: brooksfamilymn@comcast.net
Cc: Kaye, Shawn; Schafer, Bryan; Johnson, Lori; Derr, Lisa
Subject: RE: Case 13-0005

Ms. Brooks,

I have attached the planning commission item to this email. It shows how the developer of the property is proposing to construct 4 new homes on 4 lots. It appears that only a small portion of the existing wetland will be impacted by the driveway of Lot 3, the rest of the wetland is to remain in place. The Rice Creek Watershed District is the wetland authority in this area of the city. They have a process for wetland impacts and have determined that the small amount of wetland (550SF) will not trigger the need for mitigation.

As for the drainage pattern of the plat, the grading plan also attached, shows that each property has a drainage swale directed to two rainwater gardens/detention areas that will drain to the existing wetland and ultimately exit the site using the existing storm sewer system that is currently in place for this parcel.

Please let me know if you have any other questions regarding this item.

Thanks,
Dan

Daniel Schluender
Assistant City Engineer

3/14/2013

City of Blaine
10801 Town Square Drive NE
Blaine, MN 55449
Phone: 763-785-6158
Fax: 763-785-6139

From: Derr, Lisa
Sent: Tuesday, March 12, 2013 8:45 AM
To: Schluender, Daniel; Johnson, Lori; Kaye, Shawn; Schafer, Bryan
Subject: FW: Case 13-0005

From: Brent and Becky Brooks [<mailto:brooksfamilymn@comcast.net>]
Sent: Monday, March 11, 2013 7:00 PM
To: Derr, Lisa
Subject: Re: Case 13-0005

Hello,

My name is Rebecca Brooks. I live at 2672 91st Avenue NE in Blaine. My home sits directly across the street from the proposed development referenced in the case listed above (13-0005).

I am concerned about the eradication of the wetlands located on the proposed development site. I am also concerned about the displacement of the water contained in those wetlands. The land is visibly below street level and has frequent large areas of standing water at various times throughout the year.

I spoke with Wayne Jacobson, an environmental engineer with Jacobson Environmental, several months ago regarding the existence of classified 'wetland' area that is included in the proposed development. He was doing survey work on the site itself when I spoke with him about the varied terrain and its classifications. My recollection is that he said the wetland area would not be buildable. He was there for several hours, and specifically marked off wetland vegetation and habitat with pink ribbons. It is also my understanding that IF certain wetland areas are filled in, they have to be 'replaced' elsewhere. I would like confirmation that Wayne's findings have been duly considered.

There are two drainage grates already on my property. A neighbor, also across from the proposed development site, has drainage issues as well. I am concerned about the effect the displaced water would have on surrounding properties should the wetland areas be filled in.

Please provide explanation and details as to how the environmental impact has been addressed, including the impact on surrounding properties where drainage issues are concerned.

Thank you,
Rebecca Brooks
2672 91st Avenue NE
Blaine, MN 55449
763-784-1638
brooksfamilymn@comcast.net

3/14/2013

Derr, Lisa

From: Johnson, Lori
Sent: Monday, March 11, 2013 2:23 PM
To: 'dean@absolutebailbond.net'
Cc: Schafer, Bryan; Derr, Lisa
Subject: FW: Case # 13-0005
Attachments: Staff Report 031213.pdf; Attachments'.pdf

Hello Mr. Stroschein,

Thank you for your comments on Case #13-0005. Your comments will be forwarded to the Planning Commission and City Council for their review. I have also attached the staff report to this email so you can learn more about this particular subdivision.

Upon reading the report, you will see that the lots being proposed are no bigger or smaller than what is currently in the neighborhood. The residential area in which you live is zoned R-1 (Single Family) and the parcel in question is also zoned R-1 Single Family. The lots being proposed meet the minimum lot size requirements for this zoning district. I cannot explain why this property has been undeveloped to this date, but the owner of the property would now like to sell to someone who is willing to develop the property according to City requirements. Based on the size of the property and the zoning requirements it has always been envisioned that four future lots could be accommodated on this parcel.

I hope this answers some questions you may have, but if not, please do not hesitate to contact me. Thank you.

Lori Johnson
 Planner III
 City of Blaine
 (763)785-6198

From: Dean Stroschein [mailto:dean@absolutebailbond.net]
Sent: Monday, March 11, 2013 11:32 AM
To: Derr, Lisa
Subject: Case # 13-0005


Hello;

I received a notice of public hearing regarding the above case and subdividing a plot adjacent to and near my property. Due a funeral service I will be unable to attend the hearing, but wanted to voice my concern over this request. I am not next to the property; however, close enough to it where it does concern myself and my neighbors as far as property value and other concerns for our neighborhood.

A couple years ago, another request was made and granted to subdivide the property next to mine to allow a developer to put up 4 houses instead of 3. I am not sure what the plans are in this case or what happened in the previous case as the land is still undeveloped. I am assuming financial issues are involved in both of these requests to subdivide the lots and build new homes in an effort for profit. I understand development, profit motive, tax revenue, etc; however, when does it end and at whose expense?

Smaller lots = smaller houses = smaller property values = less tax revenue unless you believe 4 small houses would be better suited than 2 or 3 of the same size that are currently in the area. I have a small

3/11/2013



split level and purchased at the wrong time; thus I am upside down on my house like many other people. I blame no one for this other than myself and understand I am going to be residing in my current home for years due to this. What I don't agree with is; our City, County and State agreeing to change areas in which we live to make short term tax revenues. I don't believe in changing over lots to smaller size to allow developers to make money is a solution at all. Short term the City, County, and State may make some revenue, but overall I believe making smaller homes and smaller values and an overall less attractive place to buy a home is not a good long term solution for Blaine, and will force out current residents.

I think we have seen the housing market continually fall lower and lower, and I believe it to be a mistake to change the area to accommodate some builders who are interested in profit and nothing more leaving current home owners with their current mortgage, and lessening the value of their homes. I am not sure how long the person has owned this lot and/or why they are proceeding as they are. However, it should be considered, is subdividing the lot to allow 4 homes the only way a person can turn a profit on this lot, or is it possible this is an effort to maximize profit and at whose expense?

Between efforts to expand the airport, foreclosures, allowing smaller lots and homes, expansion everywhere, the area is quickly becoming less attractive to reside in for the future. If I wanted to live in Richfield, I would have move there. Nothing against Richfield, but I moved to Blaine where I enjoy some of the parks, homes, schools, open areas, and the wildlife left remaining in the area.

I like where my family is and know we are going to be in our home for a long time unless something drastically changes in my life. My home is nothing spectacular, but my neighbors, the schools, and the area being as it is are what keep us there. If changes continually are made to devalue the area, I will be forced to walk away from my home too. How much tax revenue is brought in by foreclosures and what does it say about the leaders of our community who make these choices allowing this to happen?

I will be honest in saying I would probably not attend the hearing tomorrow night as I feel my efforts in attending the hearing a couple years ago to object the afore mentioned request fell on deaf ears, and the councilmen and/or women had made up their minds prior to the hearing. I know a couple councilmen actually looked into the area in question last time, and I hope they do their due diligence this time. However, last time, they appeared to be more worried about how it would be developed as opposed to SHOULD it be developed? Maybe they should consider if it was happening around their homes, would they rubber stamp their approvals so quickly?

I really appreciate your time and consideration in allowing me to voice my concern over this matter, and am hopeful this is not allowed, but understand the big picture. Maybe I am not informed well enough regarding this particular case and reaching conclusions too quickly. However, I regretfully feel the saying "you can't fight city hall" is all to true at this point.

Thank you for your time.

Dean Stroschein
2618 91st Ave NE
Blaine, MN 55449

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Derr, Lisa

From: Loye, Rick [Hollander] [Rick.Loye@hollanderparts.com]
Sent: Tuesday, March 12, 2013 8:04 AM
To: Derr, Lisa
Subject: Case 13-0005

Planning Commission:

I would like to go on record that I am against any development of the property at 91st Avenue/Zumbrota Street NE. First off, we were told when we purchased our property that the land behind us would never be developed because the water table was too high. One of the reasons we chose our lot was because of the privacy of the natural area behind us. And now you want to take that privacy away? Also, the lot has been a nice home for wildlife. Many deer, fox, squirrels, bunnies and even a possum have used or called the area home. We have had the privilege of being able to watch a doe raise twins every year because of the protection the property provides. At what price and casualties do we call progress? Please do not force us into moving just because some company wants to make a buck.

Put us down as a no vote.

Richard Loye
2638 91st Lane N.E.
Blaine, MN 55449
763-458-4101

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