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Derr, Lisa

From: Tom Ashley [tashley26@hotmail.com]**Sent:** Friday, April 06, 2012 12:22 AM**To:** Derr, Lisa**Subject:** Case 12-00007...Proposal for a church at 12450 Alamo Street NE

My name is Tom Ashley. I am a resident of The Lakes of Blaine at the address '2952 123rd CIR NE'. I was not able to send my comments on the form provided because I am in Arizona and just now received the notice of public hearing.

I am against adding a church at 12450 Alamo Street NE. Although I do realize that church's are a part of all communities, I am against this change. I purchased my home about 4 years ago from Hans Hagen and before I did so studied plans for the surrounding area. The area under consideration was to be townhouses similar to my own development, with minimal traffic through my immediate area. Building a church in that location would dramatically change the traffic flow through the Villiage/Carriage development. I am sure that with some patience, the former Rottlund development can be completed with an outcome that is the same or similar to the existing goals of the Lakes of Radisson planned community.

Thankyou for your consideration,

Tom Ashley
Sandy Ashley
2952 123rd CIR NE
Blaine, MN 55449

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**NOTICE OF PUBLIC HEARING
BEFORE THE BLAINE PLANNING COMMISSION**

PLEASE TAKE NOTICE that the Planning Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

CASE: 12-0007

APPLICANT: Chain of Lakes Church

LOCATION: 12450 Alamo Street NE

PETITION: The applicant is requesting the following:

- a) Preliminary plat approval to subdivide 12.37 acres into one (1) lot and one (1) outlot to be known as Chain of Lakes addition.
- b) Conditional use permit to allow for a 38,250 square foot church in a DF (Development Flex) zoning district and a zero lot line for a shared access.

Subject parcel is more particularly described as:

OUTLOT A, THE LAKES OF RADISSON 40th ADDITION, ANOKA COUNTY, MINNESOTA.

HEARING DATE AND TIME: Said hearing will take place on **Tuesday, April 10, 2012**, at the Blaine City Hall Council Chambers, located at 10801 Town Square Drive, Blaine, Minnesota, 55449 at 7:00 p.m. You have been notified because the proposed application is within 350 feet of your property or you live in a neighborhood that may have an interest in this application. The City of Blaine is required under Minnesota State law to notify all property owners within 350 feet. Should you have any questions or concerns, you are encouraged to complete the bottom portion of this form and return it to the Planning Department at the address noted above, by fax at (763) 717-2634, or by email at LDerr@ci.blaine.mn.us (Attach if more space is needed). Please note that *unsigned or anonymous comments will not be included in the public record.*

COMMENTS: 2921 123rd Circle. I chose my lot carefully. Away from proposed retail & away from the school park area. Quiet residential area. Love my new home & neighborhood. Also away from 242. I don't think a church belongs in a residential area. It is a business the same as a manufacturing plant. Day care opens at 6AM followed by senior breakfast

Followed by staff meeting, bake sale planning, garage sale planning, new member open house, youth group, day care pickup, bible study, youth car wash planning mtg. Do we need traffic thru our neighborhood all day + evening? Not fair to those who chose this residential area for our new home!! How will this affect sales of our homes in the future + sales of lots not yet sold? Don't forget the weddings + memorial services! I can't believe this could happen! Today a church is a business! It's not 1950 anymore. There's a lot of space outside "The Lakes of Reddison" better suited for this church + all that goes with it. Don't spoil our neighborhood! We have enough here with future retail + park + beach!

Sincerely
Gayle Connett

Considerations prepared and presented by Crown Cove Condominium Association and Crown Cove North Condominium Association of Blaine, Minnesota

RE: Conditional Use Permit Application by Chain of Lakes Church

QUESTIONS (if allowed)

1. Please define what a plat legally is and when it is considered to be in effect; i.e., we have been told that payment of assessments to The Lakes of Radisson Master Association will commence ‘as soon as the property is platted.’ What does that mean?
2. Please define who is responsible for on-going seasonal maintenance of the grounds in the interim period after purchase and before structures are fully built; i.e., mowing and trimming; weed control, etc. Is this a City issue or a Master Association issue?
3. Re: Use/removal of temporary structures – is there a city ordinance addressing time limits on the removal of temporary structures after the related event has ended?

CROWN COVE CONDOMINIUM ASSOCIATION and CROWN COVE NORTH CONDOMINIUM ASSOCIATION RESPECTFULLY REQUEST THE FOLLOWING:

General

1. That all rules, by-laws, and regulations, and amendments thereof, of The Lakes of Radisson Master Association shall pertain fully and have full jurisdiction over activities of and at the Chain of Lakes Church; including, but not limited to, noise, landscaping, signage, curfew, parking, yard care maintenance and restrictions, etc.; and Chain of Lakes Church agrees to abide by said constraints;
2. That the Conditional Use Permit carry an initial finite term of five (5) years, renewable upon review or upon completion of Phase I of proposed construction;

Traffic

1. That the following considerations be implemented to ensure the safest possible traffic situation on Edison Street Northeast (“Edison”):
 - a. Prohibit parking on Edison between the crosswalk of the walking path on the south and progressing north- and eastward to the more easterly outlet of Alamo Circle NE onto Edison at the north/east;
 - b. Install a stop sign for the church exit traffic on the church driveway’s intersection with Edison;
 - c. Install a right turn lane on westbound Edison at the intersection of Edison and the church’s driveway.

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Please Note: Edison is currently able to accommodate only very modest traffic. It is barely wide enough to accommodate passage of two cars in opposite directions when vehicles are parked on one side of the street, and it is not capable of allowing same when vehicles are parked on both sides of the street. The hills and curves create visibility and speed hazards, as they are intended to in order to deter traffic volume and speed. In addition, the presence of Sunrise Lake's northerly boat launch, located in both the middle of a double curve and on a hill, poses an additional safety hazard to both existing and increased traffic.

Neighborhood Impact

1. That curbs and gutters will be installed in the driveway portion of the church property prior to any organized use of the property for an event, to allow safe and proper access to the property by attendees;
- ✖ 2. That landscaping be continued southward on the easterly border of the property to the sidewalk along Edison;
3. That the church sign on Edison conform to the monument sign requirements and stipulations of The Lakes of Radisson Master Association;
4. That all temporary structures used for special events be removed in entirety within 24 hours of the end of the related event;
5. That the church shall not use any water from Sunrise Lake, either for indoor or outdoor use;
6. That outdoor lighting will be the least invasive to the neighborhood while maintaining a level of safety and peace-of-mind for congregants of the church and other users of the facilities;
7. Please confirm that the berm proposed on the south border of the church property will be six feet in height and will have landscaping, as previously indicated by the Chain of Lakes Church.