

**From:** [Larry Mickelson](#)  
**To:** [Bugge, Dawn](#)  
**Cc:** [Swanson, Dick](#); [Hovland, Wes](#); [Janette Mickelson](#)  
**Subject:** Case 16-0046 - Notice of Public Hearing  
**Date:** Wednesday, January 04, 2017 11:57:45 AM

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My wife, Janette, and I live at 3107 93rd Ave NE in Blaine. We recently received a notice of public hearing for case 16-0046 and the property located at 9240 West I-35W Service Drive. We will be out of town on the date of the hearing, January 10, 2017, which is why I am e-mailing you.

We have concerns about the applicant building on the site. Our concerns are three-fold:

1. Traffic

1. The stretch of 93rd Ave NE on which we live is already busy as traffic on the service road seeking to go north on 95th Ave/Radisson Rd have to travel on this stretch to reach Flanders Street and the stoplight on 95th. This traffic includes passenger vehicles as well as commercial vehicles from the industrial park.
2. The construction of a high volume site such as a church on the proposed site will only add additional traffic to a residential road ill-equipped to handle the additional traffic. There are residences along both sides of 93rd Ave on the stretch of road which would be traveled to head north on 95th Ave/Radisson Rd. The increased traffic, not only on traditional days of church services but other days as well, would create a potential hazard to those using the road for walking and/or biking.
3. This concern could be mitigated by closing off access to 93rd Ave NE from the service road. This should likely have been done at the time of the reconstruction of the service road and the entrance onto 95th Ave.
4. We do not want another "Eagle Brook" situation.

2. Light pollution

1. We also have concerns as to what the lighting of the parking lot would be and how it would influence the lighting patterns for those nearby and sleep patterns. The proposed facility would be near a number of homes and the lighting needed for the parking area would bleed into homes nearby thus negatively affecting the quality of life.
2. I would imagine this concern could be mitigated by ensuring that lighting was pointed away from the street and directed towards the parking lot. Still, there would be bleed over into the nearby homes, especially those without tree cover.

3. The lay-out of the property

1. Would need to see the plans to see how the lay-out would look. Would it clear all trees on the property and open up to 93rd Ave?

We would be fine with the proposal if the following were done:

1. Close off access to 93rd Ave NE from the service drive. I feel this would have limited impact on passenger vehicle traffic but do recognize that commercial traffic originating from the industrial park would be negatively impacted. Traffic wishing to reach 95th Ave heading north would need to cross 35W on County Road J and then north on Naples thru another residential area. Or, County Road J to Xylite thru more residential areas. Neither are great options. Again,

- this should have been addressed during the reconstruction of the service road.
2. Lighting - as mentioned above, if a lighting plan were proposed that would create limited bleed over into the residential areas, this could be acceptable. And, if lighting were reduced greatly after 9:00 or 10:00.

We are not opposed to re-zoning the property but feel the commercial property which would go on the site should be more low impact as to conserve the quality of life for those living near the property. We already have to deal with air traffic from the airport and a high volume property would further detract from the neighborhood and negatively impact property values.

Thank you.

Larry Mickelson