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**From:** Denise Onstad [REDACTED]  
**Sent:** Saturday, April 07, 2018 2:57 PM  
**To:** Schafer, Bryan; tlhoman@yahoo.com; dponds77@yahoo.com;  
danyork@yorkmnlaw.com; pastoral@skypoint.com; jasonhalpern2015@gmail.com;  
maisa@redcarpetagents.com; jkouellette@msn.com  
**Cc:** Bugge, Dawn  
**Subject:** Public Hearing Case File No. 17-0058 // Park Construction Company // 10201 Xylite Street NE

Hello Planning Commissioners,

We are writing to address the proposed Conditional Use Permit for Park Place / Park Construction Company. We believe this is a very bad idea for the City of Blaine to move forward on and we want to oppose this. Common sense needs to be used, following what is proposed is not common sense and does not protect the welfare of the inhabitants of the City of Blaine. The Preliminary Submittal for Park Place / Park Construction Company is vague and lacks sufficiently detailed information. We request that the vote on this matter be delayed until we have a fair amount of time to perform our due diligence as residents and constituents of this community.

Here is an initial list of concerns:

- Health, safety and welfare of Sanctuary residents and families
- Depreciation of home and land values
- Traffic hazards and congestion
- Noise nuisance of heavy industrial vehicles and equipment, including backup alarms, etc.
- Other nuisances: odors, vibration, smoke, pollution, waste, heat, glare, dust, etc.
- Height and levels (measured in foot-candles) of lighting structures
- Hours of operation
- Delineation of wetlands
- Loss of initially approved natural buffer zone
- Loss of wildlife and scenery
- Performance standards not being met

As noted in the Minutes of the Blaine Council Meeting of August 26, 1992, the planning commission felt the ditch and extensive wetland area formed a natural buffer between land uses. However, the Park Place / Park Construction Company's plans indicate that they intend to delineate these wetlands and virtually eliminate the natural buffer between Residential and Heavy Industrial areas. We do not believe this aligns with the original intent of the planning commission of 1992. We believe their vision never accounted for the current residential and wetlands situation and therefore we reiterate that we oppose this proposal.

Thank you for your time and attention to this matter.

Thank you,

Denise & Jay Onstad  
2716 103rd Court NE

**From:** [REDACTED]  
**Sent:** Sunday, April 08, 2018 8:25 AM  
**To:** Schafer, Bryan; [tlhoman@yahoo.com](mailto:tlhoman@yahoo.com); [dponds77@yahoo.com](mailto:dponds77@yahoo.com); [danyork@yorkmnlaw.com](mailto:danyork@yorkmnlaw.com); [pastoral@skypoint.com](mailto:pastoral@skypoint.com); [jasonhalpern2015@gmail.com](mailto:jasonhalpern2015@gmail.com); [maisa@redcarpetagents.com](mailto:maisa@redcarpetagents.com); [jkouellette@msn.com](mailto:jkouellette@msn.com)  
**Subject:** Sanctuary Neighborhood Impact

Dear Blaine Planning Committee,

We, Kevin and Kay Hoepker are homeowners in the Blaine Sanctuary neighborhood. We are writing to state that we do not approve of the proposed Conditional Use Permit for Park Place / Park Construction Company at 10201 Xylite Street NE. It will be a detriment to our community: creating hazards and nuisances that are unacceptable, including the loss of natural areas, depreciation of property value and endangering the health and safety of our families, etc.

We depart and return from our jobs via the Xylite and Radisson Road intersection. This intersection is very dangerous with many vehicles and trucks attempting to turn onto or off Xylite. There are times we needed to backup so a truck can finish its turn off Radisson onto Xylite. Adding more truck traffic is drastically increasing the odds for more collisions.

Sincerely,

Kevin and Kathryn Hoepker  
10584 Sanctuary Drive NE  
Blaine, MN 55449

[REDACTED]  
Sent from XFINITY Connect App

Item 4.8

**From:** Rachel Folden [REDACTED]  
**Sent:** Sunday, April 08, 2018 10:07 AM  
**To:** Schafer, Bryan; [danyork@yorkmnlaw.com](mailto:danyork@yorkmnlaw.com); [dponds77@yahoo.com](mailto:dponds77@yahoo.com); [jasonhalpern2015@gmail.com](mailto:jasonhalpern2015@gmail.com); [jkouellette@msn.com](mailto:jkouellette@msn.com); [mais@redcarpetagents.com](mailto:mais@redcarpetagents.com); [pastoral@skypoint.com](mailto:pastoral@skypoint.com); [tlhoman@yahoo.com](mailto:tlhoman@yahoo.com)  
**Subject:** April 10th Meeting, Public Hearing Case File No. 17-0058 // Park Construction Company // 10201 Xylite Street NE

I, Rachel Folden, am a resident of the Blaine Sanctuary neighborhood. I am writing to state that I do not approve of the proposed Conditional Use Permit for Park Place / Park Construction Company at 10201 Xylite Street NE. It will be a detriment to our community: creating hazards and nuisances that are unacceptable, including the loss of natural areas, depreciation of property value and endangering the health and safety of our families, etc.

Sincerely,  
Rachel Folden

**From:** Kunze Tonya [REDACTED]  
**Sent:** Sunday, April 08, 2018 1:38 PM  
**To:** Schafer, Bryan; tlhoman@yahoo.com; dponds77@yahoo.com;  
danyork@yorkmnlaw.com; pastoral@skypoint.com; jasonhalpern2015@gmail.com;  
maisa@redcarpetagents.com; jkouellette@msn.com; Bugge, Dawn; Ryan, Tom;  
Hovland, Wes; Swanson, Dick; Clark, Dave; Jeppson, Julie; Garvais, Andy; King, Jason  
**Subject:** Public Hearing Case File No. 17-0058 // Park Construction Company // 10201 Xylite  
Street NE

I, Tonya Wells, am a resident of the Blaine Sanctuary neighborhood. I am writing to state that I do not approve of the proposed Conditional Use Permit for Park Place / Park Construction Company at 10201 Xylite Street NE. It will be a detriment to our community: creating hazards and nuisances that are unacceptable, including the loss of natural areas, depreciation of property value and endangering the health and safety of our families, etc. Please do not allow this plan to proceed any further.

Sincerely,

Tonya Wells

2772 103rd Ct NE  
Blaine, MN 55449

Item 4.8

**From:** Beth Shimanski [REDACTED]  
**Sent:** Sunday, April 08, 2018 1:54 PM  
**To:** Schafer, Bryan; tlhoman@yahoo.com; dponds77@yahoo.com; danyork@yorkmnlaw.com; pastoral@skypoint.com; jasonhalpern@gmail.com; maisa@redcarpetagents.com; jkouellette@msn.com  
**Subject:** Opposed to Park Place /Park Construction

Hello,

My family and I are residents of the Blaine Sanctuary neighborhood. I am writing to state that we do not approve of the Conditional Use Permit for the Park Place / Park Construction Company on Xylite Street. It would be a detriment to our community, our property value and our everyday lives.

Please reconsider this permit and put the families of Blaine first.

Sincerely,  
Beth Shimanski

Sent from Yahoo Mail for iPhone

**From:** Sylvia Heitzman [REDACTED]  
**Sent:** Sunday, April 08, 2018 3:34 PM  
**To:** Schafer, Bryan; tlhoman@yahoo.com; dponds77@yahoo.com; danyork@yorkmnlaw.com; pastoral@skypoint.com; jasonhalpern2015@gmail.com; maisa@redcarpetagents.com; jkouellette@msn.com  
**Subject:** Park Place/Park Construction Company's Proposal

I, Sylvia Heitzman, am a resident of the Blaine Sanctuary neighborhood. I am writing to state that I do not approve of the proposed Conditional Use Permit for Park Place/Park Construction company at 10201 Xylite Street NE. It would be a detriment to our community: creating hazards and nuisances that are unacceptable, including the loss of natural areas, depreciation of property value and endangering the health and safety of our families, etc.

I cannot be at the meeting on Tuesday, April 10th to physically voice my opinion but I am 100% against this proposal which would significantly be a blow to the residents of our fine Sanctuary community of neighbors. We support the City of Blaine paying high property taxes and we trust that the Planning Commission will support the residents of the Sanctuary respectively by doing the right thing and not allowing this heavy industrial usage next to our homes!

Thank you very much!

Sylvia Heitzman  
2677 104th Ct NE

Item 4.8

**From:** Andrea Welch [REDACTED]  
**Sent:** Monday, April 09, 2018 11:38 AM  
**To:** Michael Welch  
**Cc:** Schafer, Bryan; [REDACTED]

**Subject:** Re: April 10th Meeting, Public Hearing Case File No. 17-0058 // Park Construction Company // 10201 Xylite Street NE Follow Up

We, Mike and Andrea Welch, are residents of the Blaine Sanctuary neighborhood. We are writing to state that we do not approve of the proposed Conditional Use Permit for Park Place / Park Construction Company at 10201 Xylite Street NE. It will be a detriment to our community: creating hazards and nuisances that are unacceptable, including the loss of natural areas, depreciation of property value and endangering the health and safety of our families, etc.

Sincerely,

Mike and Andrea Welch  
2781 103rd CT NE

Blaine, MN 55449

Item 4.8

**From:** Jason Truckenbrod [REDACTED]  
**Sent:** Monday, April 09, 2018 2:24 PM  
**To:** Andrea Welch  
**Cc:** Michael Welch; Schafer, Bryan; [REDACTED]

**Subject:** April 10th Meeting, Public Hearing Case File No. 17-0058 // Park Construction Company // 10201 Xylite Street NE Follow Up

We, Jason and Susalyne Truckenbrod, are residents of the Blaine Sanctuary neighborhood. We are writing to state that we do not approve of the proposed Conditional Use Permit for Park Place / Park Construction Company at 10201 Xylite Street NE. It will be a detriment to our community: creating hazards and nuisances that are unacceptable, including the loss of natural areas, depreciation of property value and endangering the health and safety of our families, etc.

Sincerely,  
Jason and Susalyne Truckenbrod  
2655 103rd Ct Ne  
Blaine, MN 55449



**From:** Samaroo, Alisha V.  
**Sent:** Tuesday, April 10, 2018 5:32 PM  
**To:** Bugge, Dawn  
**Subject:** FW: Blaine Sanctuary - Concerned resident

**From:** Samaroo, Alisha V.  
**Sent:** Tuesday, April 10, 2018 5:30 PM  
**To:** 'bschager@blainemn.gov' <[bschager@blainemn.gov](mailto:bschager@blainemn.gov)>; 'tlhoman@yahoo.com' <[tlhoman@yahoo.com](mailto:tlhoman@yahoo.com)>; 'dponds77@yahoo.com' <[dponds77@yahoo.com](mailto:dponds77@yahoo.com)>; 'danyork@yorkmnlaw.com' <[danyork@yorkmnlaw.com](mailto:danyork@yorkmnlaw.com)>; 'pastoral@skypoint.com' <[pastoral@skypoint.com](mailto:pastoral@skypoint.com)>; 'jasonhalpern2015@gmail.com' <[jasonhalpern2015@gmail.com](mailto:jasonhalpern2015@gmail.com)>; 'maisa@redcarpetagents.com' <[maisa@redcarpetagents.com](mailto:maisa@redcarpetagents.com)>; 'jkouellette@ms.com' <[jkouellette@ms.com](mailto:jkouellette@ms.com)>  
**Cc:**  
**Subject:** Blaine Sanctuary - Concerned resident

Dear Planning Commission,

We, Alisha and Robert Samaroo, are residents of the Blaine Sanctuary neighborhood. I am writing to state that we do not approve of the proposed Conditional Use Permit for Park Place/Park Construction Company at 10201 Xylite Street NE. It will be a detriment to our community. This means that it will create hazards, and nuisances that are not acceptable. There will be lost of natural areas and wildlife, plants, etc. There will be a depreciation of property value and will endanger the health and safety of our children. We moved to this neighborhood for its sense of community, wildlife sanctuary, safety, and overall sense of "home." With the proposal by Connexus solar farm- we will no longer have that and we want our children to continue their sense of security. We want to continue to be outstanding citizens of Blaine Sanctuary.

Please stop this proposal.

Sincerely,

Alisha Samaroo And Robert Samaroo

## Bugge, Dawn

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**From:** Jason Smith  
**Sent:** Tuesday, April 24, 2018 9:48 AM  
**To:** Bugge, Dawn  
**Subject:** Information for 5/3 Council packet  
**Attachments:** Park Construction CUP - visuals - v2.pdf

Dawn,

Here is the information that'd be great to have in the Council info packet for the 5/3 regarding the Park Construction conditional use. When it was at planning commission it was TMP 18-054 and case file 17-0058, unsure which of those numbers if any carry through to city council.

Let me know if there are any questions or additional needed information from me.

Kind regards,

-Jason Smith



Current Park Construction Storage Lot – 30 81<sup>st</sup> St Aerial View



**PARK CONSTRUCTION CURRENT STORAGE YARD - 30 81ST AVE NE**

SEARCH THIS AREA

Current Park Construction  
Storage Lot – 30 81<sup>st</sup> St



Map

Google

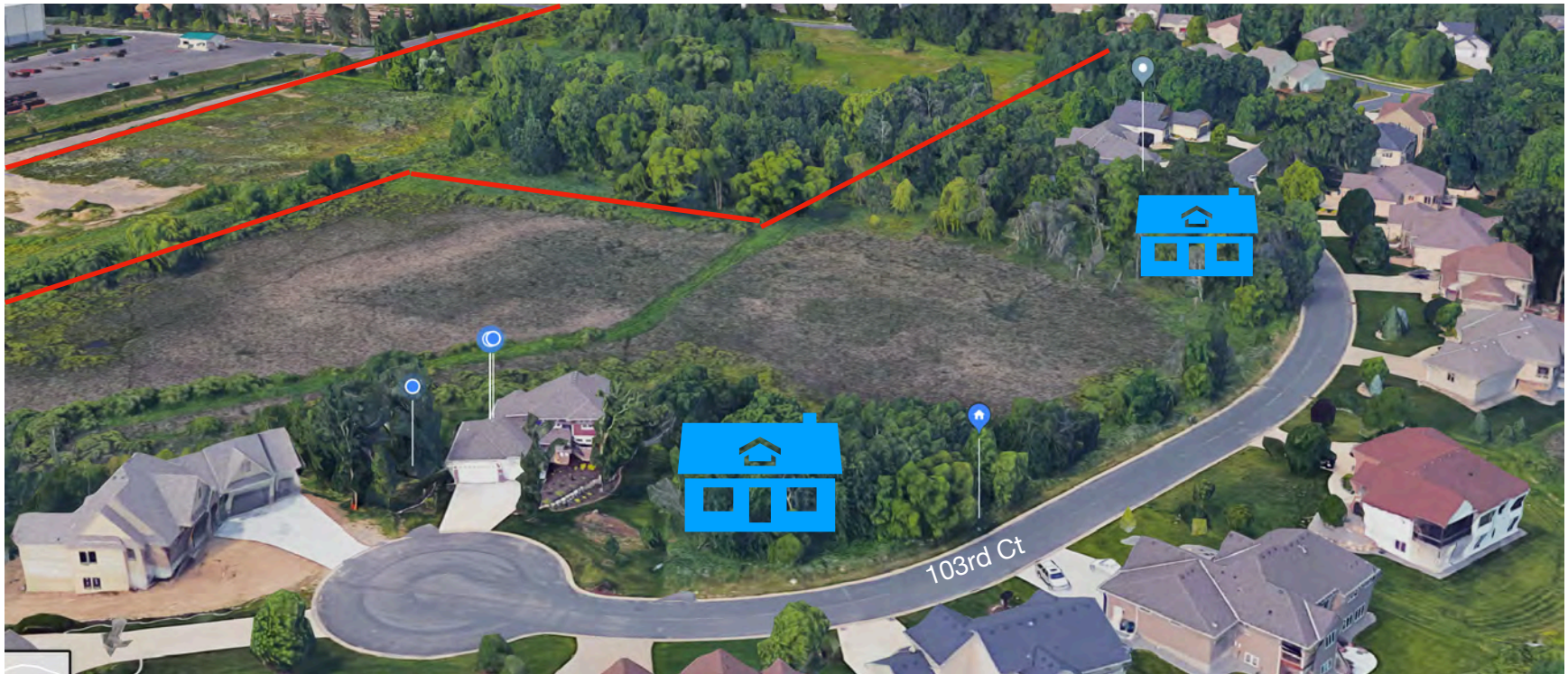


Current Park Construction Storage Lot – 30 81<sup>st</sup> St

Note: Excavator with boom height of ~20ft



**PROPOSED SITE AS IT IS NOW, RED IS BORDER OUTLINES PARK CONSTRUCTION PROPOSED LOCATION**



**PROPOSED SITE FROM 103RD CT (2 HOUSES HAVE BEEN BUILT ON 103RD CT SINCE PICTURE) RED OUTLINE IS PROPOSED PARK CONSTRUCTION LOCATION**





Park Site Outlined in Red – Xylite View

Overlaid with Park Rendering and current 30 81<sup>st</sup> Lot Photo



View of house from Proposed Park Site



## Area 9 - Opportunity

### Site characteristics:

18-acre area located at the northwest corner of Xylite Street and Radisson Road. The site contains three (3) industrial uses, all with trucks or other outside storage, and a small single-family home. This is a long-term redevelopment area that may redevelop over the next 10 or more years. The site has great access and good visibility from Radisson Road. Xylite Street leads into one of Blaine's larger and higher quality residential neighborhoods, The Sanctuary.

### Strategy:

Consider a land use change from the HI (Heavy Industrial) to other uses that would help support redevelopment. Explore possible land assembly options, over time, as property comes up for sale.



# 67.25 Acres Land

Blaine, MN



HOME

PROPERTY INFO

AERIALS

PLANS

ZONING

CITY WEBSITE

## Property Highlights

- New development opportunity in Blaine
- Wide variety of allowed uses
- Easy access from I-35W
- Located in Blaine School District
- Close proximity to Village of Blaine Retail Center

### For Sale - Parcel A

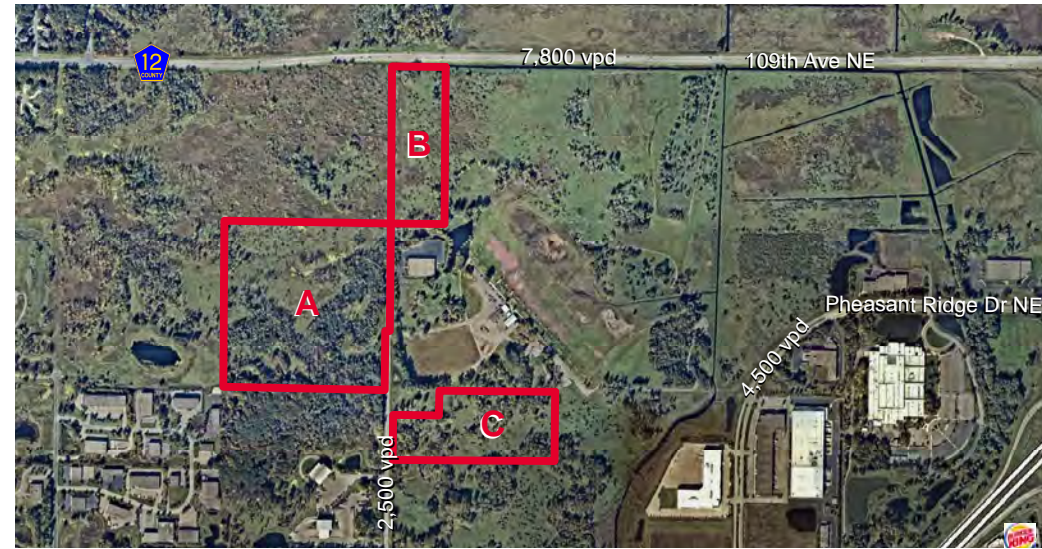
Lot Size	40.09 acres
PID #	22-31-23-14-0001
Use	Planned Industrial
Property Tax	\$16,761.74

### For Sale - Parcel B

Lot Size	12.37 acres
PID #	22-31-23-22-0002
Use	Planned Industrial
Property Tax	\$1,539.70

### For Sale - Parcel C

Lot Size	14.79 acres
PID #	23-31-23-32-0001
Use	Light Industrial
Property Tax	\$1,248.79



## Demographics

	1 Mile	3 Miles	5 Miles
Population	1,532	37,055	111,234
Households	513	13,239	41,415
Average HH Income	\$99,149	\$105,506	\$95,369
Daytime Population	2,202	13,489	37,178

## Traffic Counts

	Vehicles Per Day (VPD)
109th Ave N	7,800 VPD
Naples St NE	2,500 VPD

### Sanctuary Lot Prices

<b>Address</b>	<b>Lot Sale Price</b>	<b>Date of Sale</b>	<b>comparison to base</b>
10304 Xylite St NE	\$90000	6/1/2005	
2707 103rd Ct NE	\$112000	6/17/2004	24%
2733 103rd Ct NE	\$117000	8/10/2005	30%
2726 104th Ct NE	\$126403	3/21/2005	40%
2658 104th Ct NE	\$112000	6/29/2004	24%
10412 Vermillion Cir NE	\$146000	6/13/2005	62%
10325 Xylite St NE	\$114000	8/24/2005	27%