

ITEM 4.-2 - ADDITIONAL COMMENTS

Maneesh Shrivastav

3002 117th Ave NE

Blaine, MN 55449

paricay@yahoo.com

612-239-3222

July 13, 2020

Dear Respected Members of the Planning Commission of the City of Blaine,

I am the owner of 11071 Tyler St NE. I was recently contacted regarding two new developments to the north of our neighborhood, Alexander Woods and Wicklow Cove.

I am requesting to keep the current line of trees between Knoll Creek (the existing neighborhood to the south) and the new developments. To be clear, this is the existing mature trees just north of the walking path.

This existing treeline is an old cluster of tall mature trees that provide privacy, shade, natural partition, greenery, and beauty to our neighborhood. It also adds character to the existing walking path. The removal of these trees would destroy the peace and beauty of what is currently enjoyed. Replacement with newer, less dense trees would be insufficient. These trees would avoid direct line of sight from window to window of old and new houses.

There is a way to design new neighborhoods without destroying pieces of the old ones. The new developments can be created while preserving this treeline.

I have signatures from 27 supporting people who are living in or are affiliated with Knoll Creek.

Thank you for your consideration.

Sincerely,



Maneesh Shrivastav

Enclosure: signatures



Attachment: **27** Signatures from Community Members that support this request

Online Signatures (available for viewing at Change.org <http://chnng.it/t64xMVCy>)

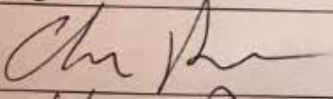
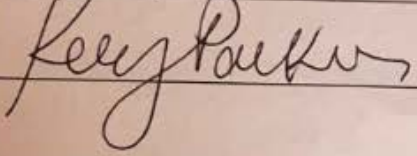
Signatures

Name	Location	Date
Maneesh Shrivastav	US	2020-07-10
Soniya Shrivastav	Chicago, IL	2020-07-10
Rajendra Shrivastav	Pontiac, IL	2020-07-10
Gorinka Shrivastav	Blaine, MN	2020-07-12
Ahmed Soyan	Blaine, MN	2020-07-12
Ayah Elyamani	Saint Paul, MN	2020-07-12
Ridwan Hussein	Minneapolis, MN	2020-07-12
Saniya Khan	Saint Paul, MN	2020-07-12
Iaancaa tufaa	Minneapolis, MN	2020-07-13
Shailesh Musley	Blaine, MN	2020-07-13

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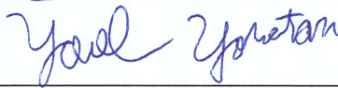
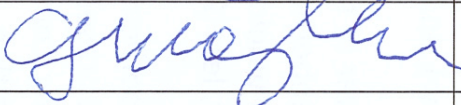
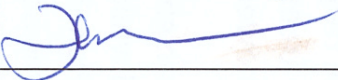
Please return this by text or email to 612 239 3222 / paricay55-info@yahoo.com

Petition summary : Preserve the existing treeline between Knoll Creek and the new developments to the north (Alexander Woods and Wicklow Cove). The undersigned are concerned individuals who support this petition:

Printed Name	Address	Signature	Comment
CHAS PARKOS	11087 Tyler St NE BLAINE, MN 55434		The trees are directly behind my house so I agree to save the tree
Kelly Parkos	11087 Tyler St NE Blaine, MN 55434		1.

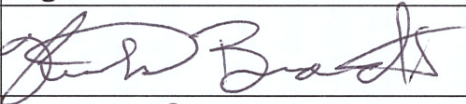
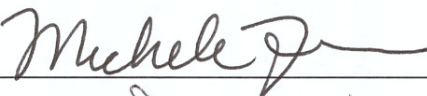
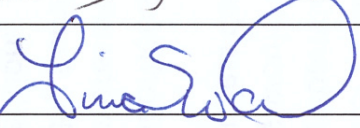
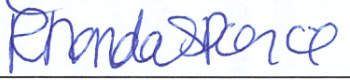
Please return this by text or email to 612 239 3222 / paricay55-info@yahoo.com

Petition summary : Preserve the existing treeline between Knoll Creek and the new developments to the north (Alexander Woods and Wicklow Cove). The undersigned are concerned individuals who support this petition:

Printed Name	Address	Signature	Comment
Melinda Nguyen	11099 Able St Blaine, MN 55434		leave tree line for privacy/division
Peter Kluc	11037 Able St NE		Leave tree line -
Yael Yonatan	11025 Able St NE Blaine MN 55434		
Iron Arce	11010 Able St NE Blaine		
Chao Sghe	10998 Able St NE Blaine		
Thach Nguyen	1097 Able St NE Blaine MN 55434		
Can Hui	10905 Tyler St NE Blaine MN 55434		
Zgor Kowsov	11009 Tyler St Blaine MN 55434		

Please return this by text or email to 612 239 3222 / paricay55-info@yahoo.com

Petition summary : Preserve the existing treeline between Knoll Creek and the new developments to the north (Alexander Woods and Wicklow Cove). The undersigned are concerned individuals who support this petition:

Printed Name	Address	Signature	Comment
Krista Brandt	11065 Tyler St NE Blaine 55434		Would appreciate a tree line and it would add to what's being built as well.
Mike Brandt	11065 Tyler St NE Blaine 55434		would be great to keep the tree line
Michele Fournier	11071 Tyler St NE Blaine, MN 55434		Please leave tree line alone
Asra	11081 Tyler St NE Blaine, MN 55434		Please keep the tree line.
Tina Swanson	11088 Able St NE Blaine, MN 55434		Please keep Heavy tree Line.
Rhonda Pierce	11070 Able Street NE Blaine, MN 55434		Would love to see the tree line remain + would benefit both developments.
Daniel Mitchell	11070 Able Street NE Blaine, MN 55434		Please keep Tree Line

From: [Laura Potratz](#)
To: [Robinson, Patricia](#)
Subject: Comments for Public Hearing 7/14/20
Date: Tuesday, July 14, 2020 9:18:25 AM

Dear Ms. Robinson,

Below are comments and questions I would like to submit to the Planning Commission concerning Case 20-0012 to be discussed tonight. I would also like to read them at the meeting via the zoom platform.

Please let me know if there is anything I should know ahead of time with regards to speaking.

Thank you!
Laura Potratz
762 113th Circle NE

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Dear Blaine Planning Commission and City Council,

Thank you for the work you do in managing our fast-growing city. We are all encouraged by Blaine being a place that so many people want to move to!

What made me want to live in Blaine, and what made me move here six years ago despite a long commute to Minneapolis was the woodland neighborhood along 113th Ave NE and Ulysses St. I am here today to express concern for the loss of our neighborhood's character. Woods have been part of that character for many decades--many of our trees have been here the better part of a century and provide the shade that keeps our air-conditioning bills low. Six of my neighbors have recently expressed concern at the loss of our canopy on the Nextdoor.com online forum. One such resident along 113th Ave helped plant a thousand of these trees in 1975 and is still here enjoying them.

While I have gained many new and wonderful neighbors and am excited for our local potential--so much so that I have recently relocated my small business from Minneapolis to Blaine, the large numbers of buildings associated with the rezonings of the last four years or so along 113th Ave NE and along Ulysses St., have negatively affected the treasured woodland character. We have lost hundreds, if not thousands of trees and gained much pavement. Deer, wild turkeys, and foxes live in this neighborhood, and a morning chorus of birds. This, too, is life in Blaine. Five years ago I regularly saw our national bald eagles circling near the corner of 113th Ave NE and Ulysses St. I have yet to see one this year though I have been home much more. While the city is experiencing a period of positive growth, I hope you will agree that the character of our different neighborhoods is part of what makes Blaine Blaine, and that it is legitimate for the current residents to value what brought them to their neighborhoods in the first place.

I have two questions I would like to pose as our neighborhood grows:

**Question 1**

Per Blaine Zoning Ordinance 29.81:

*The Development Flex District also attempts to create a reasonable balance between the*

*interests of the property owner in freely developing his property with greater flexibility in land uses, and at the same time protect the interest of surrounding properties in the following ways: [...]*

*(h) By encouraging the preservation of common open space, recreational facilities, natural features, such as woodland and wetland areas;*

I noticed that the developers of Wicklow Cove have proposed paying park dedication fees in lieu of providing park space. Would they and the city consider preserving some of the woodland as an alternative to paying the dedication fee/providing park space? This may be able to provide the aforementioned "reasonable balance."

## **Question 2**

Per Blaine Zoning Ordinance 29.82:

*The City Council shall consider the following criteria and objectives in processing the application for rezoning [...]*

*(f) That the proposal shall in no way be detrimental to the environment. Scenic aspects and natural features, such as streams, trees, topography, and geological features, shall be protected and preserved to the greatest extent possible;*

What considerations are the Commission and the Council giving to this criteria in the planning for this area of Blaine?

Thank you for your time and for your service to the community.

Laura Potratz  
762 113th Circle NE

Comments received from Patrick Gessell (830 113<sup>th</sup> Ave NE) via in person meeting with staff on July 13, 2020

1. Requests that a 15 foot buffer of trees or a 6 foot fence be installed on the western property line of Wicklow Cove, next to the Gessell property.
2. Requests that the plat be reconfigured to have additional east/west connections stubbed to better facilitate development of the Gessell property.

**From:** [Heather Bergen](#)  
**To:** [Robinson, Patricia](#)  
**Subject:** public comments regarding 20-0012 Wicklow Cove  
**Date:** Tuesday, July 14, 2020 11:27:03 AM

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Dear planning commission,

As a resident of Knoll Creek North, I have concerns regarding the rezoning and development of Wicklow Cove. I will outline those below:

1. Rezoning from Farm Residential to development flex. If the intent is to develop the land into single family homes, why not assign single family residential as the zone?
2. Portions of the proposed development are part of FEMA designated flood zone A, which have a high potential for flooding. How will this be mitigated, while providing protection for existing creekside properties?

I have observed changes in the bounce of Sand Creek since the development of Creekside Village which is already concerning.

3. Blaine is designated as a tree city USA. How does the City intend to protect the trees along the City path that follows Sand Creek and provides habitat and aesthetics to the community? Will there be a generous buffer of trees between Knoll Creek and Wicklow Cove.

The City devastated the community by removing trees without notice to provide a sanitation system to this proposed community and other new developments.

4. What will the contribution of this development be to the park system? I have seen plans for this new community to buy into the park system without creating a community park of their own. I am opposed to this plan, as Little League Park is already lacking amenities, and have concerns regarding the increased traffic along the trail throughout my neighborhood.

I look forward to participating in this discussion this evening.

Thank you for addressing my concerns,

Heather Bergen

**From:** [brian albrecht](#)  
**To:** [Robinson, Patricia](#)  
**Subject:** Wicklow Cove Case # 20-0012  
**Date:** Tuesday, July 14, 2020 11:31:57 AM

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Dear Planning Commission:

I am a resident of Able Street NE, which is located directly adjacent from the planned development on the opposite side of Sand Creek. My neighbors and my family have long enjoyed the trees and wildlife in our backyards while these lots have remained undeveloped. If these lots must be developed, we sincerely hope that at least a portion of the natural landscape will be preserved.

I respectfully ask the Planning Commission to consider leaving a buffer of trees along Sand Creek to the greatest extent possible with this project. I know that my family, my neighbors and the many others who use the walking trail behind our home for recreation all enjoy having the trees and nature along Sand Creek. The more trees that can be spared during the project, the better it will be for the residents, visitors, wildlife and the community as a whole.

Thank you for your consideration.

Sincerely,

Brian Albrecht