

Derr, Lisa

From: Paul Deason [pachem@comcast.net]
Sent: Wednesday, August 07, 2013 1:39 PM
To: Derr, Lisa
Cc: Paul Deason
Subject: Case 13-0047 Petition

My name is Paul Deason, I live at 731 99th Lane NE, which will be affected by the proposed development of the property at 10000 Jackson St NE.

I object to the development for the following reasons:

- 1) Loss of privacy. We purchased this house in large part due to the wooded area behind the house. The city would have me believe that they are interested in keeping "green space" as evidenced by signs requesting people sell them theirs.
- 2) Loss of property value.
- 3) Noise. I believe the wooded area absorbs a lot of the noise of air-traffic from planes and jets flying overhead.
- 4) Noise. More people nearby means more yappy dogs. And more bonfires - getting hard to breath around here.
- 5) Loss of wildlife habitat. There are owls, hawks, foxes, and deer that live or pass through there.
- 6) Construction noise, and dirt and dust that will get stirred up and last quite a while. Still dealing with dirt and dust from the last development next to the new site.

To sum up, we will loose much, and gain dirt and noise.

If this really must happen, I suggest a large monetary compensation to all the people affected and the requirement of an eight foot tall privacy fence along the back of our properties to be paid for by the developer.

Thanks for letting me rant.

Derr, Lisa

From: Johnson, Lori
Sent: Tuesday, August 13, 2013 3:46 PM
To: 'srmcdonald23@yahoo.com'
Cc: Schafer, Bryan; Schluender, Daniel; Derr, Lisa
Subject: FW: Hennum Meadows South Proposed Development
Attachments: HennumMeadowsSouth #13-0047 - Kirtz.pdf; PC Report 081313.pdf; Attachments.pdf

Hi Shannon—

Thank you for your comments on Hennum Meadows South. I will try to answer your questions as completely as possible.

1. Are there any requirements for the number of single family homes on a court?
 - The Zoning Ordinance has minimum lot size requirements that guide vacant land for development. Lots in the R-1 zoning district are required to be a minimum of 10,000 square feet in size. There are no specific guidelines for how many homes can be on a "court", but rather the size of the vacant parcel dictates how many homes there can be in any one area.
2. Filtration basin questions.
 - The proposed filtration basin will accept rainfall from small events that will allow the water to filtrate into the soil. During larger event the basin will flow into the storm sewer system and be routed away from the site. The basin will be dry except for short periods (12-24 hours) of time after a rainfall event.
3. Can you ensure that no easements are added to the properties in question as a result of the plat?
 - The existing lots 1 and 7 already have a 5 foot drainage and utility easement on their property. The proposed plat will not be adding any additional easements outside of the plat.
4. What are costs of existing homeowners as a result of the plat?
 - There should be no costs to existing homeowners as a result of the plat. The developer will be installing all of the necessary improvements for the new homes.
5. Will there be any assessments to existing property owners?
 - The proposed plat will not have any assessments associated with parcels outside of the plat.
6. Fence modification questions.
 - The existing fence(s) will not be effected with the installation of the proposed storm sewer or grading activities. The storm sewer is only 3 feet in depth along the common lot line.
7. What will the development do to existing home values?
 - With infill development, the City does not generally see a change in existing home values unless something drastically different is being proposed from what exists on the surrounding properties. If you have more questions regarding home values in an area such as this you may want to contact the Anoka County Assessors office to see how they calculate the values.
8. Anticipated schedule.
 - I would assume that the developer will want to start grading activities this fall, with possibly a model home being started this fall as well. Home construction will continue into the spring, but it is difficult to predict an end date to home construction given it is a market driven issue.

8/13/2013

9. Will there be multiple developers or a single developer?

- There is one developer for this property who is listed as the applicant (Dan Hennum), and there could be several home builders within the plat. The builders have not yet been identified, nor does the City require them to be identified until they apply for a building permit because this is not a DF (Development Flex) project.

10. Will existing homeowners experience service interruptions?

- It is not expected that any of the services you mentioned will be interrupted, but if you do receive interruptions the City would direct you to the individual provider of those services.

11. Is Blaine concerned with displacement of wildlife?

- The City of Blaine owns several pieces of land that have been designated as "open space" properties. The goal, when buying those pieces of land, was to preserve some of the finest natural areas in Blaine so no development could occur on those parcels. With that said, the City cannot buy every piece of open space in the City, and the City has to react to every development proposal that comes in. If development proposals meet City requirements established for that land, the developments are generally approved by the City Council. In other words, private property owners have the right to propose development if it meets the requirements set forth in the zoning ordinance.

12. Please provide a tree inventory plan.

- The plan has been provided as an attachment to this email, as is the staff report and all other supporting documents.

Please let me know if you have further questions.

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

From: Derr, Lisa
Sent: Tuesday, August 13, 2013 10:07 AM
To: Schafer, Bryan; Johnson, Lori
Subject: FW: Hennum Meadows South Proposed Development

From: Shannon McDonald [mailto:srmcdonald23@yahoo.com]
Sent: Monday, August 12, 2013 2:23 PM
To: Derr, Lisa
Subject: Hennum Meadows South Proposed Development

Hello,
Attached are our questions for the planning commission for tomorrow's public hearing regarding the proposed development of Hennum Meadows South (case #13-0047).

Thank you,
Shannon

August 11, 2013

Blaine Planning Commission
10801 Town Square NE
Blaine, MN 55449

Dear Blaine Planning Commission,

SUBJECT: HENNUM MEADOWS SOUTH DEVELOPMENT - CASE# 13-0047

The following bullet points are the questions and concerns that we have as direct neighbors to the proposed development.

Currently 100th CT NE has 8 single family homes on the court, with this expansion the number of homes will increase by 11 bringing it to a total of 19 single family homes on this court. This exceeds the number of single family homes on any court in the surrounding area by a minimum of two homes. Do the development requirements for zoning level R-1 have any restrictions with regards to the maximum number of single family homes that may reside on a court? If so, what is the maximum number?

On the north side of outlot A, lots 1 through 3 show a 'proposed filtration basin'. Please describe what this is exactly and in what ways this addition will affect the bordering properties.

Existing lots 1 and 7 owned by Ben Kirtz and Shannon Kirtz (McDonald) and John and Kimberly Tophen, respectively, do not currently have easements shown on the eastern most property lines. Can you ensure that no easements will be added to these properties as a result of Hennum Meadows South?

What type of costs and their associated magnitudes shall property owners who share a border with this new development anticipate paying as a result of this development?

What are possible assessments that could be leveled against neighboring homeowners as a result of developing Hennum Meadows South?

Existing lots 1 and 7 owned by Ben Kirtz and Shannon Kirtz (McDonald) and John and Kimberly Tophen, respectively, show fences on the plan bordering the new development. Can you ensure that zero modifications to these fences are required as a result of Hennum Meadows South? If modifications are indeed required, can you ensure that these will occur at no cost to the existing homeowners?

What will the development of Hennum Meadows South do to the home values of neighboring properties?

-Assuming this development is approved; discuss the anticipated schedule going forward. Please include steps such as harvesting of trees, extending the street, first house complete and last house complete.

-Will the properties be developed by multiple developers or a single developer? I.e., land will be developed by TJB and Ryland or only by Ryland.

-Will existing homeowners bordering Hennum Meadows South experience interruptions to their services for water, gas, electric, cable, phone, or internet? If so, how many and how often?

-With very few undeveloped areas of land remaining in this area, isn't the city of Blaine concerned with the displacement of the wildlife currently living in the almost 4 acres of this proposal? Where is this displaced wildlife expected to move to?

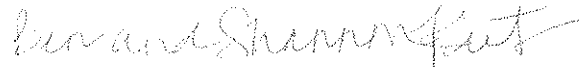
-The Preliminary Plat drawing provided to residents within 350' of this proposed development makes reference in the notes section to a 'Preliminary Tree Inventory and Tree Removal Plan. Please provide this plan for neighboring residents' information.

677 100TH CT NE
BLAINE, MN 55434

August 12, 2013

What is the minimum value of home that is to be built in Hennem Meadows South? What is the anticipated style of home to be built in this development? Will the new homes have the same look and feel as the existing homes of the Pleasure Creek neighborhood?

Sincerely,

A handwritten signature in cursive script that reads "Ben and Shannon Kirtz". The signature is written in dark ink and is positioned above the printed name.

Ben and Shannon Kirtz

Derr, Lisa

From: Johnson, Lori
Sent: Tuesday, August 13, 2013 3:03 PM
To: 'kim@senioroptionsinc.com'; 'ktophen@comcast.net'
Cc: Derr, Lisa; Schafer, Bryan
Subject: FW: Case #13-0047
Attachments: PC Report 081313.pdf; Attachments.pdf

Hi Kim---

I have attached the report for this case file so you can better understand what is happening on this parcel. As stated in the report they are constructing 12 single family homes on this land that is zoned R-1 Single Family.

What is the timeline for this development start to finish?

- **I would assume that the developer would like to start grading work yet this fall, which could mean that the home construction would begin yet this fall and continue through next year. There is no way to estimate how long it will take to build out all of the lots because it is a market driven issue.**

Will we have any interruption in our services/utilities during construction? Phone, internet are an ABSOLUTE necessity to my business and my husbands employment.

- **There should be no phone/utility interruption during construction. If so, you would need to contact your phone and/or cable provider regarding that interruption.**

Who is the intended builder and are models being offered available for viewing?

- **The developer has not identified any particular builder for these lots. They will have to meet the R-1 Single Family zoning district standards for the homes that are constructed.**

What will be the price point for the lots and homes to be built? I would expect that homes would not be built that are less than the current market value of the existing homes in the community.

- **Again, we do not know a builder and/or price points for the homes. The area to the north, south and east of this property is all zoned R-1 Single Family, and it is reasonable to expect that the homes to be constructed are similar to those that are existing, given that they will need to meet the same standards of development.**

Will there be street lights placed on 100th Court NE for safety?

- **Street lights will be installed per city standards, which will place one in the cul-de-sac at a minimum.**

Can we place "NO PARKING" signage in front of our home so that we can be sure parking is available for when clients visit our home?

- **"No Parking" signage would also preclude any of your customers from parking as well. At this time staff would not support parking restriction on this block.**

Who will be responsible for damage done to the current street surface due to the large amount of traffic and equipment needed for construction? I would expect that no assessments would be placed on the existing home owners on 100th Court NE.

- * **The existing streets are designed to carry 10 ton per axel loadings. All construction vehicle will need to adhere to this legal weigh restriction.**

How do we handle problems with interruption with mail delivery and garbage/recycling pick up? This is a significant concern as this was an issue when the original development was in process.

- * **You would need to contact the post office and your garbage/recycling provider with concerns.**

I hope this email answers your questions. Please contact me if you would like further information. Thanks!

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

From: Derr, Lisa
Sent: Monday, August 12, 2013 1:30 PM
To: Johnson, Lori; Schafer, Bryan
Subject: Fwd: Case #13-0047

Lori, can you respond please?

Begin forwarded message:

From: Kim Tophen <kim@senioroptionsinc.com>
Date: August 12, 2013, 1:10:46 PM CDT
To: <LDerr@ci.blaine.mn.us>
Cc: <ktophen@comcast.net>
Subject: Case #13-0047

To Whom It May Concern:

I am writing with questions and concerns pertaining to the proposed development of property immediately adjacent to my home located at 678 – 100th Court NE, Blaine. My husband and I both work from our home and have many questions about the impact this will have to our ability to perform our jobs without disruption and more. Please see comments and questions as listed below:

- 1) What is the timeline for this development start to finish?
- 2) Will we have any interruption in our services/utilities during construction? Phone, internet are an ABSOLUTE necessity to my business and my husbands employment.
- 3) Who is the intended builder and are models being offered available for viewing?
- 4) What will be the price point for the lots and homes to be built? I would expect that homes would not be built that are less than the current market value of the existing homes in the community.
- 5) Will there be street lights placed on 100th Court NE for safety?

8/13/2013

- 6) Can we place "NO PARKING" signage in front of our home so that we can be sure parking is available for when clients visit our home?
- 7) Who will be responsible for damage done to the current street surface due to the large amount of traffic and equipment needed for construction? I would expect that no assessments would be placed on the existing home owners on 100th Court NE.
- 8) How do we handle problems with interruption with mail delivery and garbage/recycling pick up? This is a significant concern as this was an issue when the original development was in process.

Thank you for your time in reviewing and addressing our concerns. This development will be a great nuisance and aggravation to our quality of life.

With Regards,

Kim Tophen

President, Senior Options Inc.
National Certified Guardian & Trustee
MAGiC, Vice President
PO Box 490097
Blaine, MN 55449
763-792-4472 - Phone
763-792-4492 - Fax
Kim@SeniorOptionsInc.com
www.SeniorOptionsinc.com

SUMMER HOURS: Please note that effective May 1st through October 31st, 2013, Senior Options will be closed on Fridays.

This transmission is client privileged and confidential. If you are not the intended recipient stated above, then please promptly reply and so indicate. Additionally, if you are not the intended recipient, then delete this transmission from all of your electronic storage systems and destroy any paper copies which may have been printed.