

## Derr, Lisa

---

**From:** Susan Zwieg [Susan.Zwieg@ci.maplewood.mn.us]  
**Sent:** Monday, December 02, 2013 5:36 PM  
**To:** Derr, Lisa  
**Subject:** RE: Blaine Info

Thanks Lisa:

I do hope to be at the meeting.

Please do include my comments. I'm not sure how all this works but I was extremely disappointed (actually mad) and shocked to hear about this change. The idea of a strip mall was a strong reason that I moved into the area from New Brighton where I had lived for 38 years because of the lovely area in The Lakes; but most importantly, because I was told that there was going to be shops, i.e., a restaurant/pub of sorts/coffee shop by the pavilion/beach area. There has been a sign up since I moved in four years ago: "Coming Soon" but nothing. I even called a couple of times over the past four years and was first told (in 2010) that it was on hold because the economy had tanked so bad, and then the last time I called the association I was told they were waiting for the development to be like 80% full. I was disappointed but could somewhat understand the delay.

Moving to The Lakes came with the stated "FACT" that there would be a strip mall. I looked forward to being able to stop in for a sandwich, a cup of coffee or some cocktails and watch a sport event by the beach area possibly off a dock. This would also offer the chance to "stop by" a place to meet and mingle with the residents from the area. Now I hear more residential homes? Aren't there way more than enough homes in The Lakes? They are cramming homes everywhere and are ruining the whole "openness" around the beach area. IS this all about greed?

I just can't believe that this area could have been marketed for so many years with the "strip mall coming soon to the area" and then now the plans have changed to include more homes and no mall. I am very, very disappointed that this scenario is a real possibility and that the strip mall will not happen. Was that just a ploy to get homes sold?

Aside from not being able to enjoy this mall, this change is going to ruin the whole look in the beach area.....Just like sticking a beach in the middle of a residential neighborhood – how very sad. I also don't understand why The Lakes Association hasn't brought this to the attention of the residents for consideration. Isn't that what we pay our Association dues for to be included in major proposed changes like this? This also is very disappointing!

Also timing. I'm sure a great many residents in The Lakes are not even aware of this proposed change. It is December, Thanksgiving/Christmas time and a couple signs go up in the area (with a phone number that doesn't even have an area code attached to it) regarding a proposed development. If this passes, I'm sure many residents in the area are going to find out next Spring and not be happy. Is that the idea to keep this as quiet as possible so many don't voice their displeasure?

A very disappoint resident.

Susan Zwieg

**From:** Derr, Lisa [mailto:lderr@ci.blaine.mn.us]  
**Sent:** Monday, December 02, 2013 4:24 PM  
**To:** Susan Zwieg  
**Subject:** Blaine Info

**Derr, Lisa**

---

**From:** john chen [zchen121@yahoo.com]  
**Sent:** Tuesday, December 03, 2013 1:25 AM  
**To:** Derr, Lisa  
**Cc:** Qing Yao; John Chen  
**Subject:** Case 13-0065

Dear Lisa,

We strongly oppose the application by Hans Hagen Homes, Inc to change the zoning of the Neighborhood Commercial in the Lakes of Radisson Lakeside Commons to Low/Medium Density Residential for the construction of 30 additional single family housing.

We moved to the Lakes in 2006 just before the economic downturn because of the wonderful master plan of the area that includes parks, nature reserve, trails and of course the lakes and ponds as well as the planned commercial area at the Lakeside Commons.

We understand that the economic downturn has delayed the development of the Neighborhood Commercial area. However, we have been looking forward to visiting coffee shop, bakery, ice cream parlor, restaurant and other service providers at the commercial area now that the economy has recovered to a large extent with the booming of new construction in the neighborhood. Replacing the commercial area with more residential homes will undermine the community master plan and cause a serious and irreparable defect for Minnesota's largest master planned residential community. It is unimaginable for such a large residential community of up to 3700 dwelling units to have no commercial area. And what other areas are more suitable for commercial purposes than the only park in Blaine with a public beach for so many public activities including the annual triathlon?

We believe businesses such as a Panera bread restaurant and/or a specialty restaurant as well as coffee shops and a good bakery with some lake view will not only provide convenience and livelihood to the community but also bring in more business tax revenue to the city. In addition, an imbalanced community with certain defects decreases the value of the properties in the neighborhood and reduce property tax revenue for the city. We hope the city will take all these into consideration in the application.

Sincerely,

Q. Jean Yao and Z. John Chen  
3122 119th CT NE  
Blaine, MN 55449  
PIN# 103123420020

**Derr, Lisa**

---

**From:** John Thomas Egan [johnthomasegan@gmail.com]  
**Sent:** Tuesday, December 10, 2013 6:24 PM  
**To:** Derr, Lisa  
**Subject:** On rezoning of Outlot A of The Lakes

To Whom It May Concern,

I approve of the amendment of land use plan to residential development (LMDR) of the outlined areas in the petition by Hans Hagen Homes, Inc. (case 13-0065) with the exception of the addition parking lot spaces on the west end of the Outlot A.

I do not think there needs to be any additional parking spaces for the lake and the park. I am concerned that having additional parking available will degrade and dilute the value of the lake's recreation for the new and our existing properties—especially those properties closest to the Lakeside Commons Park. I would ask the City Council to discourage such use of the lake in converting the lakeside property to paved parking.

Our family believes that a grove, garden, or open green space for children, pets, and families to recreate would be a better use of the real estate.

I will be able to attend only for the first 10 minutes tonight (assuming the hearing starts promptly at 7pm) and would like these comments added to the discussion and public hearing record. I request that the record of this hearing be actively shared with participants and local constituents when completed.

Respectfully submitted,

John T. Egan, M.D. and family

12154 Dunkirk St NE  
Blaine, MN 55449  
612-381-4648

**Derr, Lisa**

---

**Subject:** FW: Placing homes at lakes parkway and harpers - planning meeting tonight

**From:** [Mike.d.ryan@medtronic.com](mailto:Mike.d.ryan@medtronic.com) [mailto:Mike.d.ryan@medtronic.com]

**Sent:** Tuesday, December 10, 2013 10:53 AM

**To:** CityCouncil

**Subject:** Placing homes at lakes parkway and harpers - planning meeting tonight

**Subject:** Placing homes at lakes parkway and harpers - planning meeting tonight

**Comments:** I am traveling for work or I would attend the meeting tonight in person. I live in the Lakes neighborhood and have for years. I think it makes sense to put homes on the empty land near the park and beach. I believe it does not make sense for the parking to be extended so dramatically. The parking lot is never busy except for hot days in the summer. How can it make sense for us to spend so much money into a parking lot that will barely be used? Why wouldn't we expand the size of the park? That playground usually has a lot of kids in it and it is very small for the number of people that use it. It would also make sense to have some open space near that playground equipment for the kids to run and play - there is very little space to run in the area as it is set up now and as it is proposed to be modified. It seems that the council is more focused on providing parking spaces for those few hot days in the summer instead of providing for the kids who would benefit from a place to run. I strongly encourage the group to consider making the parking lot smaller and taking some of that money and putting it into the playground. I believe this will provide a reasonable compromise and can serve both aspects of developing this land.

**Address:** 12199 Dunkirk st

**Phone Number:**

**Name:** Mike Ryan

**Email:** [Mike.d.ryan@medtronic.com](mailto:Mike.d.ryan@medtronic.com)

**Derr, Lisa**

---

**From:** John and Teresa [jtswoyer@yahoo.com]  
**Sent:** Monday, December 09, 2013 7:35 PM  
**To:** Derr, Lisa  
**Subject:** case 13-0065 Hans Hagen Homes

To whom it may concern-

We are writing to express our concern with the proposed change in land use for outlet A, The Lakes of Radisson Forty-First Addition. This area has been promoted by the developers of the Lakes, and shown on City maps as a commercial/retail development. Proximity to this area is one of the reasons that my wife and I moved to the area. I would suspect that many people that live in the lakes development feel the same. Eliminating retail and commercial from the development essentially means that we have been misled. More importantly, this change is short sighted. Much research has been published lately describing the desire of people to live in walkable neighborhoods. While the trail system in the Lakes development is wonderful, there are no walkable destinations. Other cities (see recent Star Tribune article about Coon Rapids) are spending money, time and effort to redevelop areas to combine residential and retail areas. Studies show that the next generation of homebuyers are looking for this type of environment. Blaine has the opportunity to build a development that will be attractive into the future, helping support real estate values, and the city's tax base.

Regardless of the use of this land, commercial or residential, we would also request that all efforts be made to preserve the trees currently located on this parcel. There are few areas of mature trees in this part of the development, and they provide a great natural area for birds and wildlife. It also provides a screen between the higher density proposed housing and the neighborhood to the south east.

Thank you for your consideration,  
John and Teresa Swoyer  
3236 122nd Ave NE  
Blaine, MN

**Derr, Lisa**

---

**From:** Arneson, Clark  
**Sent:** Monday, December 16, 2013 11:51 AM  
**To:** Kaye, Shawn; Derr, Lisa; Schafer, Bryan  
**Subject:** FW: Rezoning next to Lakeside Commons Park

Clark Arneson, City Manager  
City of Blaine  
10801 Town Square Drive  
Blaine, MN 55449  
(763) 785-6121 phone  
(763) 785- 6156 fax  
[carneson@ci.blaine.mn.us](mailto:carneson@ci.blaine.mn.us)

**From:** [kevlar7@yahoo.com](mailto:kevlar7@yahoo.com) [<mailto:kevlar7@yahoo.com>]  
**Sent:** Monday, December 16, 2013 9:28 AM  
**To:** CityCouncil  
**Subject:** Rezoning next to Lakeside Commons Park

**Subject:** Rezoning next to Lakeside Commons Park  
**Comments:** Dear Council Members, I am inquiring about the following three files that were discussed at the planning commission meeting on 12/10/2013 regarding rezoning land in the Lakes of Blaine development from commercial to residential. TMP 13-1314 TMP 13-1317 TMP 13-1316 At the planning commission meeting many people in the lakes of Blaine neighborhood attended and spoke out against rezoning the land near the Lakeside Commons Park from commercial to residential. During the meeting, residents who wished to speak against this proposal were told not to come up and speak if they were going to make similar points as the previous residents. As a result, many people were not heard from at this meeting. The planning commission voted to allow for rezoning of this land despite the feedback of the residents. As a result, many of us in the community felt our voices were not heard and many questions remained. I am seeking answers to the following questions regarding the rezoning plan. 1. What type of community concerns would be needed to keep the city council from rezoning this land to residential? The people in the community I have talked to feel like there is nothing that can be done to prevent this from happening. As a high school government teacher, I refuse to believe that is the case. I would like to know what type of concerns by the residents would prevent this land from being rezoned. I understand that those concerns may or may not exist, but at least we would understand the perspective of the council. 2. With a unique piece of land like Lakeside Commons Park, is more housing placed extremely close together in the best interest of the people in the community? I have been in contact with dozens of people in the community who have offered ideas such as expanding at least a small portion of the park to include additional amenities such as an additional picnic shelter, or band shell, a skating rink, or clubhouse area. Is there space for a independent coffee shop or at least a seasonal ice cream or sandwich shop that residents can walk to? Could this be a spot for a co-op that would be owned by the residents? The people in the association feel these considerations

should be discussed with the master association to determine if it could be at least partly financed by the association and voted on by the residents. The feeling among the community is that once this land is rezoned to residential, there is no going back. The property is a very unique piece of land and the options need to be looked at. I have heard from the builders that they have tried for "10 years" to find commercial shops to go into that area without any interest. What often isn't discussed is the fact that due to the economic downturn and housing collapse, large portions of the development sat empty for years which wouldn't entice any kind of commercial development. Now that we have seen an economic recovery, and the development has progressed, now is the time to reevaluate the options for that land hopefully with a partnership with the homeowners association. Thanks for your time,

**Address:** 12145 Petersburg Court NE Blaine, MN  
**Phone Number:** 763-767-2999

**Name:** Kevin Bross  
**Email:** [kevlar7@yahoo.com](mailto:kevlar7@yahoo.com)

## Kaye, Shawn

---

**From:** Schafer, Bryan  
**Sent:** Thursday, January 09, 2014 1:57 PM  
**To:** Kaye, Shawn  
**Cc:** Derr, Lisa  
**Subject:** FW: Workshop - Rezoning Issue

Throw in the file...thanks!

Bryan Schafer  
Community Development Director  
City of Blaine  
bschafer@ci.blaine.mn.us  
763-785-6144

---

**From:** Arneson, Clark  
**Sent:** Thursday, January 09, 2014 1:49 PM  
**To:** Schafer, Bryan  
**Subject:** FW: Workshop - Rezoning Issue

Clark Arneson, City Manager  
City of Blaine  
10801 Town Square Drive  
Blaine, MN 55449  
(763) 785-6121 phone  
(763) 785- 6156 fax  
carneson@ci.blaine.mn.us

**From:** tauerl@comcast.net [mailto:tauerl@comcast.net]  
**Sent:** Thursday, January 09, 2014 11:51 AM  
**To:** Kolb, Katherine; Herbst, Russ; Hovland, Wes; Swanson, Dick; Bourke, Mike; Kolb, Katherine; Herbst, Russ; Arneson, Clark  
**Subject:** Workshop - Rezoning Issue

Hi, it is me again - Laura Tauer - the never give up Laura - Lakes of Blaine - Crown Cove

So, as you know, I have spent weeks and weeks researching all kinds of things, costs, etc., sending you lengthy e-mails. My ideas had to keep getting smaller and smaller as time went on until we are finally at just a small window for a small opportunity for the residents of the Lakes of Blaine. I know you are all tired of my "dreams" and attempted solutions. My recommendation would be for the following:

**1. That if the 3 builders cannot negotiate something positive for the residents then this is what I say:**

- a. **The two north plats be rezoned to residential.  
This is a plus in favor of the builders and the city.**



**b. The plat of land that Hans Hagen has recently purchased be offered as donated land to the City as additional park space.**

**This is a plus to the residents.**

**c. If the Hans Hagen property is not offered as donated land; than the Council is asked to respectfully vote no to the rezoning of the plat of land next to the lake from commercial to residential.**

**I believe the worse thing that could happen is if all of the land were zoned residential and the residents gained nothing and lost not only the dream of small commercial but also what is more heart breaking would be the loss of a most beautiful piece of property on the lake. To me, it would signify many people saying why bother the next time an issue comes up to appear before the Council, why bother coming with your heart in your hand.**

**1. *Hans Hagen notifying buyers of homes through Association packet and on purchase agreement* - When the buyers sign at the time they give their downpayment money to hold the lot and - not only the Purchase Agreement, there should be a separate 1 page notification - it should be stated that not only are they aware of the noise level (which is both beach and parking lot street area at exit time) but that they agree and are accepting the knowledge of this and if they have any complaints later they need to inform Hans Hagen, not the City, as Hans Hagen is the one they made an agreement with and Hans Hagen needs to list 2 working phone numbers and an e-mail address on this form along with their address and that a copy of this agreement be returned to the City to keep on file.**

**2. I am assuming that the vote will eventually go through in favor of rezoning and if this is to be the case, could the City ask Hans Hagen, as a condition, to donate all or at least part of that property to the City as additional park space**  
 - the area east of the new proposed parking lot - and the residents agree to the rezoning of the other two plats north of Lakes Parkway. - This would show a good faith effort from all parties involved, by giving up on the small retail, at least the residents would gain more park space for other activities; the builder would be recognizing to the residents his giving a little something in return for Main St. 1000 not fulfilling what was advertised verbally and in hard copy with pictures the small business venue. It seems to me that the residents are not only being asked to give up the small business venue with this rezoning but also the beautiful land adjacent to the present park. If Hans Hagen and the other two builders cannot agree to something like this; then I say, say no to the Hans Hagen plat on the lake and yes to the two plats across and north of Lakes Parkway. I think that the Council Member who offered a proposal similar to this by asking the builders to come together and negotiate amongst themselves had an excellent idea. Everyone wants this issue over and done with, everyone knows logically there is too much housing density for that area. If the 3 builders cannot negotiate amongst themselves to give the residents something to replace what they are giving up; then the Council should vote No on the property on the lake and yes to the two properties to the north.

**3. As to the issue of berming - I don't think anyone in their right mind would believe that berming will dull the noise of that beach. Before making such a statement a representative of Hans Hagen Company should have spent, during hot weather, 3 full days at the beach and**

also nights. The commotion that goes on at night with the cars exiting etc. is a whole other issue, it is a real circus as cars go around the roundabout, screeching and gunning their engines and speeding down Lakes Parkway - I live in Crown Cove and I can lay on my bed even after dark and watch the headlights and tail lights of the cars and hear the screeching and racing of engines. I do not believe any berm of any size that close to the beach and the homes will make a bit of difference. An idea would be to have someone at the parking lots at closing time to ensure safe and quieter exiting. By putting the additional parking and homes on the south side of the street there may be a safety issue surrounding the roundabout area that should be at least acknowledged. I was told that last year residents actually parked their cars on the Lakes Parkway hoping that by making the street narrower, it would slow down the speed of these exiting cars.

I once owned a home in Vadnais Heights where the back yard backed up to a cliff like berm - that land was a corn field for the pig farmer who then lived across McMenemy on the corner of Co. Road F. It has since been purchased and is now part of the city park with ball fields etc. While this happened only one time, it still happened. We had a crazy streak of many days of constant rain, while our yards were all slanted and drainage area etc. imposed, the wierdest thing happened anyway. The water accumulated around the corner and down the street and kids were actually paddling their canoes down all the lots, through ours too and into this ponding of water. While this only happened once, I would just be sure that all that run off is landscaped correctly; I know that you can even put these like slited manhole covers in the neighborhood to take care of just such an emergency run off. I have seen it in the yard of a house in Lino Lakes. Just an idea that may help with runoff situation.

Also, I thought that in this size development the developer had to put aside a certain amount of space, acerage to public space in accordance to the size of the development. Has the developer done this?

This is a plus to the residents.

c. If the Hans Hagen property is not offered as donated land; than the Council is asked to respectfully vote no to the rezoning of the plat of land next to the lake from commercial to residential.

I believe the worse thing that could happen is if all of the land were zoned residential and the residents gained nothing and lost not only the dream of small commercial but also what is more heart breaking would be the loss of a most beautiful piece of property on the lake. To me, it would signify many people saying why bother the next time an issue comes up to appear before the Council, why bother coming with your heart in your hand.

Laura Tauer, 12350 Alamo Circle, NE, Unit C