



**NOTICE OF PUBLIC HEARING
BEFORE THE BLAINE PLANNING COMMISSION**

PLEASE TAKE NOTICE that the Planning Commission of the City of Blaine, Minnesota, will hold a public hearing on the following application:

CASE: 12-0042

APPLICANT: Shadow Ponds, LLC

LOCATION: Urbank Circle/Vermillion Street NE

PETITION: The applicant is Requesting the following:

- a) Preliminary approval to subdivide 4.16 acres into 15 single family lots to be known as Shadow Ponds Village.
- b) Conditional use permit to allow for construction of 15 single family homes in a DF (Development Flex).

Subject parcel is more particularly described as:


LOTS 1-7, BLOCK 1 AND LOTS 1 THROUGH 10, BLOCK 2, SHADOW PONDS ADDITION, ANOKA COUNTY, MINNESOTA.

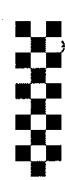
HEARING DATE AND TIME: Said hearing will take place on **Tuesday, December 11, 2012**, at the Blaine City Hall Council Chambers, located at 10801 Town Square Drive, Blaine, Minnesota, 55449 at 7:00 p.m. You have been notified because the proposed application is within 350 feet of your property. The City of Blaine is required under Minnesota State law to notify all property owners within 350 feet. Should you have any questions or concerns, you are encouraged to complete the bottom portion of this form and return it to the Planning Department at the address noted above, by fax at (763) 717-2634, or by email at LDerr@ci.blaine.mn.us (*Attach if more space is needed*). *Please note that unsigned or anonymous comments will not be included in the public record.*

COMMENTS: We're absolutely in favor of it. The infrastructure is in place to build, so build. That was the original intent. I'm tired of looking at an ugly, weed-infested lot. It would be good if the development had direct access onto Radison Rd.

In God We Trust

Mr. Lauren Schmiess
12030 Vermillion St NE Unit A
Minneapolis, MN 55449-5539





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Address - Unit of 2450 - 119TH CT NE

COMMENTS:

I suggest quality 17 ft + trees in the open areas of at least my property would be sufficient on the part of the developer.
Daniel J. Dolan



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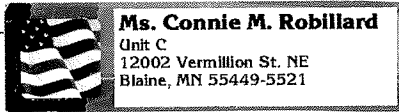
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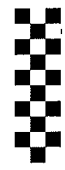
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COMMENTS: Single Family? Does this mean Towns Home or larger homes? What will the cost be for the homes? My value of my home has already come down. I don't want homes that are not in the higher range. We have a very quiet neighborhood no children. I would like to keep it this way. I am unable to attend the meeting, but please keep me informed.
Thank you
Connie Robillard





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COMMENTS: We were told when we bought here that there would never be anything to let back behind use so I ask that any building be one story only - No two or three story buildings. I want to know what will be done to control traffic. Cars use Vermillion as a cut through now - and speed terrible. More residences, more traffic - speeding needs to be stopped, not added to.

Maurine Liston
Vermillion St



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COMMENTS: *This is such a bad idea for having 15 single family homes in this area. There is only one exit and 1 exit so if there is an emergency people won't be able to get out with their cars. The traffic goes so fast on Vermillion that the cars coming from Urbank won't be able to get on Vermillion very easy and then they can't see who is coming from the north so there will be a few accidents. Also people trying to cross Vermillion to get to the sidewalk across will have a terrible time as traffic goes too fast on Vermillion. There will also be more traffic.*

including bus and construction vehicles.

We don't know who the builder will be or how much these houses will cost. Also will they be 1, 2 or 3 levels.

Our area is a quiet area but with all those places and families it will be very noisy.

I hope you will reconsider this approval and give it some more thought.

Thank you

Emma Augustine
12010 Versailles St NE
Unit B
Blaine, MN 55449