

**From:** Ruth Hilliard <[hilliardra@gmail.com](mailto:hilliardra@gmail.com)>  
**Sent:** Saturday, November 19, 2022 1:08 PM  
**To:** Erik Thorvig <[ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)>  
**Subject:** November 21, 2022 Blaine City Council Meeting

Erik Thorvig,

I am writing in response to Councilmember Jeppson's upcoming motion to rescind the City Council's previous denial on October 3, 2022 of Blaine Apartments LLC for rezoning.

I live at 263 100th Ct NE, Blaine. I do not feel this is in the best interest of our neighborhood. Therefore, I **strongly oppose** Councilmember Jeppson's motion to rescind the decision to deny the rezoning on October 3, 2022.

Ruth Hilliard  
263 100th Ct NE, Blaine, MN 55434

**From:** Michael Dorso <[osrodma@aol.com](mailto:osrodma@aol.com)>  
**Sent:** Sunday, November 20, 2022 9:05 AM  
**To:** Erik Thorvig <[ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)>  
**Subject:** councilmember Jeppson motion to rescind

Michael Dorso  
271 100th court NE  
I am also President of Pleasure Creek Twin Home Association

We are against Jeppsons motion to rescind councils previous motion on rezoning.  
The residents came on Oct 3rd and expressed their feelings and they thought that after the vote to deny it was over.  
Two meetings later it is back on the agenda. A lot of our residents are older and it is hard for them to get out with ice and snow.  
If this is representative government the council should vote this down and at least wait and give a more reasonable time to respond.  
It would seem that others have a bigger influence on the council than the people that live here in Blaine.  
I would like to know what Jeppsons reason is to bring this up. Does she have a interest in helping this get passed?

Thank you

**From:** cheryl daml <[cdaml@msn.com](mailto:cdaml@msn.com)>  
**Sent:** Sunday, November 20, 2022 9:19 AM  
**To:** Erik Thorvig <[ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)>  
**Subject:** Rezoning for Blaine Apartments LLC November 21

Dear Erik,

Thank you for your letter making me aware of Councilmember Jeppson's intent to rescind the denial of the rezoning for Blaine Apartments LLC for the property on 99<sup>th</sup> Ave. NE. I am very upset and disappointed to hear that Jeppson is determined to go ahead and try to pass this plan to add apartments to a very busy area. It was denied once, hopefully because a council member considered resident concerns. I am hoping that other council members will listen to these concerns and deny it a second time.

My previously reported concerns still stand. 99<sup>th</sup> at that location has a blind curve, gets slippery in the winter, dark at night, and is a very hazardous place to have an entrance/exit to another apartment building. This building will serve to increase the traffic on an already congested and dangerous road.

In addition to the entrance/exit for the proposed apartment complex, there is an entrance to an elementary school, with bussing that happens twice a day. An apartment building already exists right behind the proposed site, as well as the residential neighborhood a few hundred feet south of the proposed site. Traffic from these areas already have a difficult time entering 99<sup>th</sup> from that road. Additional traffic from another apartment building will serve to further congest this area.

I have been a resident of this area all of my life. It seems like every square inch of property is being developed into apartment/condo complexes, with little thought to the impact on the area. Another good example of this is the huge complex being built at the overpass of Highway 10 and Airport Road. Did anyone consider that this is exactly under the flight path of the planes going into the Anoka County Airport? How long before those residents start to complain about the airport, which has been there since the 1950s and serves the area well?

All along Highway 65 there have been more apartment complexes built in the last few years (two just north of 93<sup>rd</sup> in the last 5 years), with little thought or consideration of the impact on the already nightmarish congestion on Highway 65. It is a daily challenge for me to cross 65 from my home near 99<sup>th</sup> Ave. to my work across Highway 65. I feel fortunate that I don't have to travel north on 65, as that road becomes a parking lot every afternoon.

Most residents are not even aware of the proposal of developing these units, until it is too late, and they are already going up and impacting our daily lives. The city council owes it to the residents to be responsible with their decisions and consider how these huge units affect the neighborhoods they are being tucked into, including how traffic impacts the area.

Are residents able to attend the November 21<sup>st</sup> meeting? If so, I can try to be there, but I am just recovering from an illness. Would you be able to pass on my concerns to the council? Or is there a way for me to do so?

Thank you so much for your time.  
Cheryl Ann Daml  
10105 Pleasure Creek Circle  
Blaine, MN 55434  
612-272-9717

From: Sharanclark <[sharanclark@q.com](mailto:sharanclark@q.com)>  
Sent: Sunday, November 20, 2022 5:49 PM  
To: Erik Thorvig <[ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)>  
Subject: Rezoning

Dear Mr. Thorvig,

I am opposed to the rescinding of the City Council's previous denial of the Blaine Apartments LLC rezoning. My neighbors and I turned out in great numbers on October 3 to oppose this proposal. Are you not listening to us? Does Councilmember Jeppson have an outside interest in bringing this up again after the City Council voted to deny it. Thank you.

Sincerely,

Sharan Clark  
295 100th Ct NE  
Blaine, MN

From: [dgoers@pro-ns.net](mailto:dgoers@pro-ns.net) <[dgoers@pro-ns.net](mailto:dgoers@pro-ns.net)>  
Sent: Monday, November 21, 2022 2:21 PM  
To: Erik Thorvig <[ethorvig@blainemn.gov](mailto:ethorvig@blainemn.gov)>; [dongo@pro-ns.net](mailto:dongo@pro-ns.net)  
Subject: Re: 111 99th Ave Apartments

Erik,

Thanks for letting me know. I understand your reasoning and decision.  
Please forward the following to be read at the meeting.

I would like to thank the Mayor and the council members for reconsidering their decision on the 111 99th Ave Apartments. Before I found out that this issue could come up for a re-vote I hired legal representation for advice on this matter. I am hopeful that after the next couple of council meetings that I will no longer need his services.

Thank you again for re-examining his issue.

Sincerely  
Mark and Deb Goers  
111 99th Ave

**From:** Connie Moore <[CMoore@alexandrahouse.org](mailto:CMoore@alexandrahouse.org)>

**Date:** November 21, 2022 at 3:09:27 PM CST

**To:** Tim Sanders <[tsanders@blainemn.gov](mailto:tsanders@blainemn.gov)>, Wes Hovland <[WHovland@blainemn.gov](mailto:WHovland@blainemn.gov)>, Tom Newland <[tnewland@blainemn.gov](mailto:tnewland@blainemn.gov)>, Jess Robertson <[jrobertson@blainemn.gov](mailto:jrobertson@blainemn.gov)>, Julie Jeppson <[jjeppson@blainemn.gov](mailto:jjeppson@blainemn.gov)>, Chris Massoglia <[cmassoglia@blainemn.gov](mailto:cmassoglia@blainemn.gov)>, Richard Paul <[rpaul@blainemn.gov](mailto:rpaul@blainemn.gov)>

**Subject:** Alexandra House & Apartment Project on 99th Avenue

Mayor and City Council Members,

I would like to share Alexandra House's concern for the apartment building project on 99<sup>th</sup> Avenue. I have spoken with some of you and left messages regarding this issue. I understand that there may have been information shared indicating that Alexandra House had met with the developer and resolved any concerns we may have had with this project, and I want to be clear that we have not met or spoken with the developer. We do have sincere and legitimate concerns for the safety and security of the women and children who are living in our shelter given the location and the type of building being proposed. This apartment building will overlook our backyard which is where the playground is located. We are asking that you vote no to rescinding your original vote for this project given the threat it poses to our residents. We also understand the need for housing, including rental housing, and will note that this project is for market rate rental housing and does not include any affordable housing which, for the people we serve, is a critical need in their efforts to rebuild their lives free from violence in their homes. I would welcome the opportunity to answer your questions and discuss this issue and ask that you take into consideration our position on this important matter. Thank you.

Sincerely,

Connie Moore  
Executive Director  
Alexandra House, Inc.  
[cmoore@alexandrahouse.org](mailto:cmoore@alexandrahouse.org)  
763-656-1361 (direct)  
763-576-9999 (main)  
763-780-2330 (Help Line)  
763-576-8113 (fax)  
Pronouns: she/her

November 28, 2022

To: Mayor Sanders and Blaine City council members

Subject: Rezone/Development at 111 99<sup>th</sup> Ave NE

We are asking that you vote yes to changing the zoning to development flex and to approve the Conditional Use Permit for Blaine Apartments LLC for the property located at 111 99<sup>th</sup> Ave NE.

As you know, this property is designated as high density residential in Blaine's current land use plan. The development flex zoning being requested, along with the accompanying conditional use permit, corresponds to the high density residential planned use. The proposed project meets all the City requirements and, per City's own staff, would not cause a burden on City resources.

We are aware that a very vocal group of people is opposed to this project. They have voiced purported concerns about traffic, the trees, and privacy amongst other items that really have nothing to do with this project. They say there must be a better use for this property, that it should be zoned for something else. The reality is that the City staff has addressed each of the complaints against this project and has reported to the council their findings that none of the complaints are founded in fact. While the residents have the right to express these concerns, activist neighbors that drum up an angry mob on social media should not overpower the Council's duty to follow the law. Again, we are trying to sell the property which will be developed exactly as intended per the City's current comp plan with a housing development that meets or exceeds all of the City code and building requirements as set by the Council.

Following the initial vote against the project, we retained legal counsel. We of course hope to avoid litigation, but we will do what we must in order to enforce our rights. It's our understanding that the Council has been advised that a legal challenge to project denial would likely be successful. We urge the Council to consider the wasteful use of taxpayer funds if this matter goes to court.

We greatly appreciate that this issue has come back for reconsideration. We are again requesting that you vote yes on this rezone/development. A project like this that meets future land use plans and all of the other city requirements should not be turned down.

Sincerely

Mark and Debra Goers

111 99<sup>th</sup> Ave NE

Blaine