

To The Blaine Planning Commission:

May 3, 2017

We are requesting that consideration be given to allow the mature stand of trees on Section 2 Lot #4 to not be removed in the proposed Brians Meadows development. We were shocked (and saddened) when house hunting in Blaine to see how few trees had been preserved in newer sub developments.

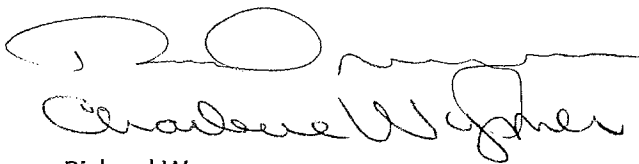
The mature trees on our lot were one of the main reasons we purchased this home. There are over 100 existing trees on this proposed site. Obviously, a portion of these trees were planted as a "buffer" on Section 3-(from housing that was eventually built). It also appears Section 2 lot 4 was planted as a buffer from Harpers Street. These are the trees we are asking to not be destroyed. PLEASE NOTE THAT ABOUT 70% OF THESE TREES HAVE NUMBERED METAL TAGS ON THEM.

Our other major concern is how close construction will take place to our group of trees. If the root systems are damaged it may take years for these trees to die-but they will! Who is responsible and what recourse will we have?

We assume at least 13 trees will have to be taken down just to extend the road. We are not against progress, just the disregard for mature trees and the benefits they provide. It should not be that difficult to re-plot the home sites to preserve some of these beautiful trees. If it means reducing to 10 single family homes we ask you to consider doing so. It is a proven fact a wooded home site is more valuable than a barren one. Also a large lot is worth more than a smaller one.

Please feel free to contact us regarding this matter. We will be in Florida on vacation until May 17th, but we will have our cell with us if you wish to discuss this matter. [REDACTED]

Sincerely,



Richard Wymer
Charlene Wymer
12816 Jamestown St. NE
Blaine, Mn 55449

CASE # 17-0015

BRIANS MEADOWS

Bugge, Dawn

From: Melanie <melanie.triplett@gmail.com>
Sent: Tuesday, May 09, 2017 4:45 AM
To: Bugge, Dawn
Subject: Case 17-0015, 12851 Harpers Street NE

Planning Department:

We are writing with regard to the proposed subdivision and CUP for 12 single family lots at 12851 Harpers Street NE, because we are unable to attend the hearing on 5/9/17. As residents in the neighborhood with a home on Harpers Street, we strongly object to the approval of any further development on Harpers Street. Harpers Street is not wide enough, nor does it have any traffic regulation with which to handle the traffic already coming through the neighborhood. The road is becoming a speedway, with many residents and/or visitors driving at speeds of 50+mph on Harpers Street. The City should be cautioned that this is becoming a safety hazard, similar to that they are still trying to rectify on 119th Avenue. This neighborhood is full of families and traffic is already at too high of a volume. Stop signs should have been installed on Harpers Street long ago. The current speed trap placed on the street is not going to be an accurate gauge of speed, since its temporary presence causes drivers to slow down when they normally would not. Additionally, there are many houses built and/or in process to the north and south of the proposed subdivision, and they are not selling at a fast rate. The neighborhood is oversaturated with homes and a new development is unnecessary.

Thank you for your consideration of the safety of the residents in this neighborhood.

Melanie & Dean Triplett
12812 Harpers Street NE