

2/1/2020, Saturday, 75 Hastings Residents have signed a petition calling for the rejection of a zoning change for Shepherd of the Valley Lutheran Church from R-1 to R-3.

The majority of residents who signed requested the proposal for zone change be created by a developer and contain specifics about new construct for the site.

Street Addresses of 75 signers, and their order of signing onto the petition:

Crestview Drive

280.	19
285.	68
285.	71
289.	69
289.	70
301.	67
310.	6
325.	55
325.	56
400.	29
400.	30

Summit Point Court

303.	34
303.	35
304.	62
315.	63
315.	64
316.	75
327.	33
330.	65
330.	66
341.	32
341.	38
353.	53
353.	54
359.	36
359.	37
365.	26
365.	27
366.	42
366.	43
377.	10

Nov 2/3/2020

Summit Point Drive

211. 44
223. 58
235. 45
235. 46
244. 40
247. 47
256. (2100 Brook Lane). 73
256. (2100 Brook Lane). 74
282. 72
283. 57
335. 18
364. 17
370. 39
376. 16
377. 30
377. 31
385. 12
390. 15
392. 11
397. 13
397. 14

Theo Court

305. 9
310. 8
320. 7

Whispering Lane

225. 5
275. 28
326. 59
330. 3
334. 4
334. 48
338. 49
342. 61
346. 1
350. 60
365. 50
377. 51
389. 52

6th Street
725. 2

We, the undersigned, respectfully request that the application for rezoning of Shepherd of the Valley Church, 1450 West 4th Street, Hastings, MN, be denied.

The following is a full and correct copy of the petition:

Target:

The undersigned urge the City of Hastings, Minnesota, to deny an application by the Shepherd of the Valley Church, 1450 West 4th Street, Hastings, MN, to rezone the eastern half of their property (2 acres) from its current zone of R-1 (land buildable as Low Density Residential) to R-3 (Medium High Density Residential). The church property is located on about four acres (on a slope).

To gain top dollar in selling off half the property, the church wants to offer a building site with maximum design flexibility and, therefore, has requested approval to rezone it from R-1 to R-3. The church's rezoning request is unusual. To quote the City Planner's Background Information as provided in his packet for the January 17 Planning Commission meeting:

"When approached by the applicants for direction on the proposal to sell some of their land, staff commented that it may be prudent to locate a potential developer prior to rezoning. It is common for a potential developer to place a contingent offer on a property along with presenting the city with the proposed development plans."

The Applicant's request has no associated prospective developer, no associated prospective financier, no elevation measurements, and no engineer report estimating costs of utilities, road work and water management. The application includes only a one-page concept drawing for 12 townhouses and driveways. The City Planner confirmed that townhouses are merely one option for developing the parcel. **If the property is rezoned as R-3, Medium High Density Residential, even a multi-story apartment project of 17 units would be allowed, providing the engineering can meet city code for utilities, roads, parking and water management.**

Amendment of the Comprehensive Plan and the Rezoning Application #20-02 from R-1 Low Density Residential to

ncvd 2/3/2021

R-3 to Medium High Density Residential was approved by a vote of 5 to 1 by the Hastings Planning Commission. The Commission's recommendation will be forwarded to the Hastings City Council for first reading on January 21, 2020 and for second reading and action at a public hearing on February 3, 2020.

A deviation from the usual rules of meeting order was noted in the January 13 vote by the Planning Commission: The Commission Chair moved to approve the amendment and application *himself* when no such motion came from any other commission member present. Additionally, after Commissioner Best seconded the Chairman's motion, no opportunity was given for final discussion before the vote was taken.

We the undersigned Residents of Summit Point, Whispering Lane and Crest View want to protect our narrow, already busy streets. We do not want dwellings approved without adequate space for children to play and for vehicles to park. Additional traffic entering the hilly and curvy streets of the area will increase risk of accidents. Water runoff pools in the lower church parking lot after every rain now.

Before rezoning the church property, impact upon the local neighbors should also be considered, as follows:

1. Assess if there is a way to restrict development to townhomes, as per the church proposal.
2. Assess how to retain the nature of our neighborhood of townhouses and multi-family units that, with one exception (Whispering Lane Heights), do not exceed two stories.
3. Assess the value of the loss to current residents when trees and open green space is removed after 30 years in that location.
4. Assess the impact of increased traffic and parking on Whispering Lane and 4th Street.
5. Assess the true cost of water mitigation for new development of the site. Increasing runoff of ever more frequent torrential rains already pools in the church's lower parking lot.
6. Assess if it is advisable to rezone the church property before a proper site plan is presented to the city, as per city code 155.
7. Assess if R-2 is a more appropriate zoning of the property, given its surroundings than R-3.
8. Assess what precedent is being set in the City of Hastings, when considering future requests to rezone from R-1 to R-3 by sellers who submit merely concept plans. For example, in the Wyndham Hills area, which has much open land currently zoned as R-1.

The undersigned of this petition request The City of Hastings deny the zoning change request for 1450 West 4th Street, Hastings, MN

PRINTED NAME	SIGNATURE	VOTING RESIDENCE ADDRESS STREET AND NUMBER	CITY	COUNTY	DATE OF SIGNING
Leslie Niska		346 Whispering	Hastings	Dakota	1/21/2020
Shirley TAMMEN		725 6th & W	Hastings	Dakota	1/21/2020
Cathy Johnson		330 Whispering Ln. West.	Hastings	Dakota	01/21/2020
Martin Rasmussen		334 Whispering Ln	Hastings	Dakota	1/21/2020
Jan Hanson		325 Whispering	Hastings	Dakota	1/21/2020
Lynni Cadwell		310 Crestwood	Hastings	Dakota	1/25/2020
Terry Gilbertson		320 Theo CT	HASTINGS	DAKOTA	1/25/20
Russell Morland		310 Theo CT	Hastings	Dakota	1/25/20
Michael Sheldon		309 Theo CT	HASTINGS	DAKOTA	1/25/20
April Anderson		377 Summit Pt	HASTINGS	DAKOTA COUNTY	1/25/20
Jamie McLaughlin		392 Summit Pt	Hastings	Dakota	1-25-2020
Oliver Maki		365 Summit	"	Dakota	1-25-20
Robert A. Walker		397 Summit Pt	Hastings	Dakota	1-25-20
Linda		"	"	"	1-25-20
Joyce Brunken		390 Summit Pt	Hastings	Dakota	1-25-20
Les Paul		376 Summit Pt	Hastings	"	1-25-2020

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PRINTED NAME	SIGNATURE	VOTING RESIDENCE ADDRESS STREET AND NUMBER	CITY	COUNTY	DATE OF SIGNING
Robert Welle Meyer	<i>Robert Welle Meyer</i>	365 Summit Pt Ct	Hastings	Dakota	1/19/2020
Arlene Welle Meyer	<i>Arlene Welle Meyer</i>	365 Summit Point Ct	Hastings	Dakota	1/19/2020
Noreen Swanson	<i>Noreen Swanson</i>	275 Whispering Ln	Hastings	Dakota	1/19/2020
Deborah Preher	<i>Deborah Preher</i>	14040 Furrow	Hastings	"	1/19/2020
Pat Schults	<i>Pat Schults</i>	400 Crestview Dr	Hastings	Dakota	1/19/2020
Susan Karniel	<i>Susan Karniel</i>	400 Crestview Drive	Hastings	Dakota	1/19/2020
ROBERT CASSE	<i>Robert Casse</i>	377 SUMMIT DRIVE	HASTINGS	Dakota	01/19/2020
Peter Sedlacek	<i>Peter Sedlacek</i>	341 Summit Point Ct.	"	"	1/19/20
Matthew Davick	<i>Matthew Davick</i>	327 Summit Dr	Hastings	Dakota	1/20/20
Diana Davick	<i>Diana Davick</i>	303 Summit Pt Ct	Hastings	Dakota	1/20/20
Paula Davick	<i>Paula Davick</i>	303 Summit Pt Ct	Hastings	Dakota	1/20/20
Judy Ernst	<i>Judy Ernst</i>	359 Summit Pt Ct	Hastings	Dakota	1/20/20
Tom Ernst	<i>Tom Ernst</i>	359 Summit Pt Ct	Hastings	Dakota	1/20/20
Betty Sedlacek	<i>Betty Sedlacek</i>	341 Summit Pt Ct	Hastings	Dakota	1/20/20
Arthur Nordstrom	<i>Arthur Nordstrom</i>	370 Summit Pt Pr.	Hastings	Dakota city	1/20/20
Ann Voelker	<i>Ann Voelker</i>	244 Summit Pt Dr	Hastings	Dakota	1-20-20
Randy Muller	<i>Randy Muller</i>	237 Glenbow Way	✓	✓	✓

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PRINTED NAME	SIGNATURE	VOTING RESIDENCE ADDRESS STREET AND NUMBER	CITY	COUNTY	DATE OF SIGNING
WILLIE WITSCHKE	<i>Willie Witschke</i>	366 SUMMIT PT CT.	HASTINGS	DAKOTA	1-20-2020
Char Witschke	<i>Char Witschke</i>	366 Summit Pt Ct.	Hastings	Dakota	1-20-2020
Sharon McMichen	<i>Sharon McMichen</i>	211 Summit	"	"	1/21-2020
Dennis Crosby	<i>Dennis Crosby</i>	235 Summit Pt Dr	Hastings	Dakota	1/21/2020
Cheryl Crosby	<i>Cheryl Crosby</i>	235 Summit Pt Dr	Hastings	Dakota	1/21/2020
Bonnie Kreech	<i>Bonnie Kreech</i>	247 Summit Pt Dr	Hastings	DAKOTA	1-21-2020
Amy Ranweiler	<i>Amy Ranweiler</i>	334 Whispering Lane	Hastings	Dakota	1-21-2020
DAVID REITER	<i>David Reiter</i>	338 WHISPERING LN	HASTINGS	DAKOTA	1-21-2020
Jim Ochs	<i>Jim Ochs</i>	365 Whispering Ln	Hastings	Dakota	1-21-2020
Deb Eichler	<i>Deb Eichler</i>	377 Whispering Ln	Hastings	Dakota	1-21-2020
Ross P. Bird	<i>Ross P. Bird</i>	389 WHISPERING LN	" "	"	1-21-2020
Jill Graham	<i>Jill Graham</i>	353 Summit Pt Ct.	HASTINGS	DAKOTA	1-21-2020
Leonard Graham	<i>Leonard Graham</i>	353 Summit Pt Ct.	"	"	"
John W Junkman	<i>John W Junkman</i>	325 Crestview Dr	HASTINGS	"	1-21-2020
JANET JUNKMAN	<i>Jan Junkman</i>	325 Crestview Dr	HASTINGS	DAKOTA	1-21-2020
Kathleen Henry	<i>Kathleen Henry</i>	283 Summit Pt Dr	Hastings	Dakota	1-22-2020
Shretel	<i>M. NAMARK</i>	223 SUMMIT PT	HASTINGS	" "	1-22-2020

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PRINTED NAME	SIGNATURE	VOTING RESIDENCE ADDRESS STREET AND NUMBER	CITY	COUNTY	DATE OF SIGNING
Pat Restler	[Signature]	326 Whispering	Hastings	Dak	1-22-20
Diana Friermuth	[Signature]	350 Whispering Ln	Hastings	Dakota	1-22-20
Al Donnell	[Signature]	342 Whispering	Hastings	Dakota	1-22-20
BARB MARQUETTE	[Signature]	304 Summit Pt	Hastings	Dakota	1-22-20
James Weber	[Signature]	315 Summit Pt	Hastings	Dakota	1-22-20
JANICE Weber	[Signature]	315 Summit Pt	Hastings	Dakota	1-22-20
Jennie Thomas	[Signature]	330 Summit Pt	Hastings	Dakota	1-22-20
DAN THOMAS	[Signature]	330 Summit Pt	HASTINGS	Dakota	1-23-20
Art Kruger	[Signature]	301 Crestview	"	"	1/25/20
Judy Buerchel	[Signature]	285 Crestview	"	"	1/25/20
MIKE BOESEL	[Signature]	285 CRESTVIEW	HASTINGS	DOKOTA	1/25/20
Karen Schmidt	[Signature]	289 Crestview	Hastings	Dakota	1/25/20
Don Baverfeg	[Signature]	285 Crestview	Hastings	Dakota	1/25/20
JANET FALKINGHAM	[Signature]	282 Summit Pt	Hastings	Dakota	1/25/20
Lisa Sieben	[Signature]	2100 Brooke Lane	Hastings	Dakota	1/26/20
Ray Kennedy	[Signature]	2100 Brooke Lane	Hastings	Dakota	1/26/2020

} OWN
256
Summit
Drive

