

To: Ben Oleson, Zoning Administrator
Alexandria Township Planning Commission

From: Bradley & Michelle Lenertz – Homeowners: 3436 Crestwood Dr. NE; Alexandria, MN 56308

Re: Public Hearing – Preliminary Plat of Lakecrest Townhomes, 1st Addition

Date: March 22, 2018

Due to a previously planned commitment, we are unable to attend the meeting of March 26. As homeowners in this neighborhood and township, we are concerned with the proposed variance application. If this application is approved, we believe there to be dangerous precedent being set. It is clear that the space being considered is far from meeting the established criteria. If such an allowance is approved, it will be difficult, if not impossible, to deny other variance applications for lot size and open space requirements in the future. This decision would, in effect, render the current criteria unenforceable.

Regarding the suggested rational discussed in Staff Recommendation Option 2.a.: This proposal coming before the township now does not “effectively serve as an extension of the” original development. If there was an original intention of having a second western side of the “Lakecrest Townhomes” development, the owner/developer should have sought variance approval at the time of the original development. The fact remains, the land area in question is clearly too small for the proposed use.

As new homeowners in the neighborhood, we did our research prior to making an investment in our home. That research included a review of the open lots for future development. It appeared clear to us that the land area in question was platted to accommodate four single-family detached homes, not five townhome structures. It was clear that the townhomes to the east were being constructed and the quality of that construction was evident. Although they have a pleasant visual appeal, we made our decision to become homeowners in this neighborhood with the clear understanding that the townhomes on the east would be the only townhomes in the neighborhood. We drive on Lakecrest to/from our home several times per day. We strongly believe that the aesthetic of the neighborhood will diminish with five townhome structures wedged into the space where four single-family homes are planned. As such, we believe the property value of the neighborhood will diminish, or at the very least, not appreciate as quickly.

The criteria in place today was established without regard to the economic impact to a single developer. Established in a manner that would create a neighborhood predominantly made up of single family homes. There are several families (not just ours) who made a decision to build/buy a home in this neighborhood with that very understanding. To change or bend the criteria to favor a single developer would be unfair to all other property owners.

We thank you for your time and consideration of this feedback and ask that the township stand firm with enforcing the criteria established.