

**City of Columbus**  
**Public Hearing –**  
**Sanctuary at Howard Lake Preliminary Plat/CUP for PUD (PC18-125)**  
**November 19<sup>th</sup>, 2018**

The November 19<sup>th</sup>, 2018 Public Hearing to consider a request for a preliminary plat “Sanctuary at Howard Lake” creating twenty (26) new detached townhome lots in the C/R Community Retail zoning district; as well as a request for a conditional use permit for a senior housing “planned unit development” (PUD) within the preliminary plat “Sanctuary at Howard Lake” creating twenty (26) new detached townhome lots in the C/R Community Retail zoning district, was called to order at 7:01 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members: Chair Garth Sternberg, James Watson, Pam Wolowski, Jesse Preiner and Jody Krebs; City Administrator Elizabeth Mursko; and Public Communications Coordinator Jessica Hughes.

Also, in attendance were Jay Gustafson, Colleen Leeman, Andrew and Hannah Landstrom, Pam and Bob Reeves, Pat Bjorke and Dan LaCoursiere, Troy Munson, Barb Bobick, Marie and Roger Vannelli, Shelly and Arlen Logren, and Janet Heglund

**Sternberg:** Now we are going to have another public hearing and discussion for Sanctuary at Howard Lake, pages 1 through 32 and enclosures. We’re going to open both the hearings for the Preliminary Plat and CUP/PUD, so if you could please read those notices as published.

Notice was read at this time by the recording secretary.

**Sternberg:** Thank you, and at this time if the applicants could please come forward. If you could state your name and address for the record, please.

**Gustafson:** Jay Gustafson, with Howard Lake Development, LLC; 1104 Zumbrota CT in Blaine MN.

**Sternberg:** Thank you, sir. And just give us a little background on your plat request and CUP request.

**Gustafson:** So just to refresh everyone’s memory, a general description Sanctuary at Howard Lake will consist of 26 individual platted, titled lots, suitable for a variety of slab on grade detached townhomes and single-family homes. All units will be spacious with a minimum of 2 or 3 bedrooms, 2 bathrooms, 1300 square feet to 1500 square feet with some options available for a two story that could be 2000 or more square feet. All exteriors will be finished with a natural stone look, with earth tones and maintenance free siding, which will be fitting with the natural surroundings. The 10 units that will be directly lake front will have outstanding views of the lake and buffering wetlands. The remaining 16 units will have views of the surrounding wetlands, and woodlands. Great care has been taken during the design phase to ensure each of the units have ample opportunity to enjoy all the natural surroundings of the Sanctuary.

Do you wish to go through all of these items individually that were on the City Engineers report?  
Or do you have specific questions

**Sternberg:** Does anybody have questions on Engineers report?

**Krebs:** Mr. Chair, question, there was quite a number of items they came up with, 46. Were there any that you were not able to address or to meet their, what their standard is?

**Gustafson:** No, I don't think there's any that we can't have addressed by the time we get to the final platting. The report came out relatively late in the week. I think I just got it on Friday, so obviously there wasn't enough time to redo the plans. Most of the items on there I think were relatively easy to address. There were a few items that will probably require a little bit of question answer, back and forth with the engineer. Some of the things of that the engineer was recommending might actually go against what Rice Creek Watershed District is recommending, so there may be just a little bit of figuring out why things were done the way they were.

**Sternberg:** Any other questions on the engineer's report? OK. Any other questions for the applicant? Did you have any issues with anything else on the resource strategies, findings of fact or recommendations?

**Gustafson:** No. I do not.

**Sternberg:** Any other questions for the applicant? Okay, I'm going to open the hearing to the public. Anyone from the public want to speak on the matter. Please come forward. And if you could please just state your name and address for the record?

**Landstrom:** Good Evening, I'm Andrew, at 9141 Lake Dr NE.

**Sternberg:** Thank you Sir.

**Landstrom:** My question is kind of broad, even Jay can answer it if possible. The northwest corner of my property, 9141 right there, right where the cursor is at, that road appears to be touching that stake, is there any kind of buffering regulation on that?

**Gustafson:** We realize that, and it was one of the items called out in the engineer's report, that was very close. And I've spoke to my civil engineer and we will be pulling that roadway further to the north. There is obviously a limit to how far north we can go because of the 75-foot setback requirement now that we have with the DNR. But we will meet at least a minimum 3-foot set back from that property line.

**Landstrom:** That's it off the top of my head. Thank you

**Sternberg:** Thank you. Anyone else from the public want to speak? Anyone? OK I'm going to close the hearing with the right to reopen.

At this time Chair Sternberg closed the Public Hearing. Hearing closed at 7:09 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary