

**City of Columbus**  
**Public Hearing**  
**Thurnbeck Preserve Preliminary Plat & CUP for PUD (PC19-110 and PC19-111)**  
**June 19<sup>th</sup>, 2019**

The June 19<sup>th</sup>, 2019 Public Hearing to consider a request by the applicant, Tom Carlisle, for a preliminary plat “Thurnbeck Preserve 2<sup>nd</sup> Addition” creating forty (40) new lots in the R/R Rural Residential zoning district, and to consider a request to amend a conditional use permit for a planned unit development (PUD) adding forty (40) new lots (Thurnbeck Preserve 2<sup>nd</sup> Addition) for a total of fifty-seven (57) lots when completed in the R/R Rural Residential zoning district was called to order at 7:29 p.m. by Chair Ron Hanegraaf at the City Hall. Present were Commission members: Kris King, Pam Wolowski, Barb Bobick and Jody Krebs; City Administrator Elizabeth Mursko; Haila Maze; City Planning Technician Ben Gutknecht; and Recording Secretary Rochelle Busch.

Also in attendance were Mayor Jesse Preiner; City Council Members Denny Peterson, Shelly Logren and Janet Hegland; Arlen Logren, Joe Monette, Michael Monette, Benet Witzmann, John Seibert, Barb Wegwerth, Jason Rud and Tom Carlisle.

**Hanegraaf:** Item number 8 is a public hearing on the Thurnbeck Preserve Preliminary Plat and CUP for PUD. Rochelle, could you read out that public notice?

Notice was read at this time by the recording secretary.

**Hanegraaf:** Thank you, very good. Mr. Carlisle? Could you step forward? And your representative with you? I’m sorry I didn’t get his name. Could you both say your names and your addresses for the record?

**Carlisle:** My name is Tom Carlisle. My address is 21501 Humber Street Wyoming Minnesota.

**Rud:** Good evening, my name is Jason Rud. I am with E.G. Rud and Sons. Our address is 6776 Lake Drive in Lino Lakes.

**Hanegraaf:** Thank you, thank you very much. Elizabeth, I’m trying to figure out how we start this, because its such a massive, I’m just going to ask them to explain what they want.

**Mursko:** Okay.

**Hanegraaf:** And I mean it’s a massive... So, if you can start and just explain on this second phase and the third phase. I appreciate it.

**Rud:** I’ve had the pleasure of walking with Tom Carlisle from step one through today with this project. And I’ll give you the best summary I can. We started the planning for this Thurnbeck Farm back in fall of 2015. In that time frame we did secure an overall sketch plan approval for

all of the property, to subdivide it into 57 lots. I think maybe 2 of the commissioners here may have been with on that walk, I think Pam and Jody may have been. And so here we are, nearly four years later. Phase one was approved in the fall of 2016. Which entailed 17 lots that were platted in the first addition. Those 17 lots adjoin Broadway and lay on the west side of Furman. There was some anxiousness with phase one because it was the first project in the City of Columbus that used piezometers to set low floors, in the city as opposed to mottled soil. We were able to navigate our way through that process to develop a standard and a code for that matter in the city to accommodate it and here we are phase one is nearly built and we are ready to move on to the next phase. And our spirit of what we proposed in 2015 is the same today. We are still proposing the same lot count. And we have a process to walk through here. Our due diligence for phase two began in 2018 with a wetland delineation and soil borings. It was followed by some staff meetings and meeting with the newly elected council to discuss the project and get them up to speed as best we could. We really don't have a departure in our standards. We are still proposing the same standards we started with in 2015 and the prior planner Dean Johnson who started with us, he retired, Larry Bohr who started with us, he's retired. So, the people that have stepped in are doing a nice job. I got to say staff is up to speed as to what were doing. I think they have done well to assist us. Elizabeth has been with us all the way. This last step then, or this step that's required I've learned a lot is an amendment for a CUP for a PUD, as I understand it, is the right lingo to properly say this. When we did our original sketch plan to get approval for our 57 lots, this was the mechanism that was required to provide the lot averaging throughout all of the property. We knew it was a task that was going to be required. It wasn't required in phase one because we didn't have any averaging, but it is a step that is required to make it right with the city's process. The preliminary plat, when we originally came in to talk with the city staff, we were only proposing to plat the 28 lots west of Furman, which would be laying south of phase one. But to properly to go through the process we need to include all of the land for lot averaging. So, we withdrew our application in the spring of this year and brought it back to add in the additional 12 lots so that it met the city attorneys' requirements, as well. As far as the goal of this year, Tom's goal is to begin construction on the phase that is west of Furman, I guess I would say the phase line is probably to be determined, to the extent of that. Am I saying, that right? But he is, got strong interest to continue building homes in this next phase. Wetlands were delineated last year, they were approved by the panel. We have made application to the Rice Creek Watershed District, they've commented on the project. Their comments are manageable. We are actually resubmitting to them on Friday to get on their next agenda for approval. And, how's that for a summary?

**Hanegraaf:** Well like I said it's a big proje3ct and we're, couple, three of us are stepping in the middle of this. So, I don't want to repeat something that was said several meetings ago, or several years ago, or whatever. But the way that phase three is, that was added? That's on the east side of Furman?

**Rud:** The east side, that has been part of the original sketch plan, from day one.

**Hanegraaf:** Okay.

**Rud:** When the overall sketch plan was approved it included all of the property it included that property. When we submitted the preliminary plat for this next phase which Tom intends to start on laying west of Furman, we originally just included that portion for preliminary plat. When we met with staff, we were notified that in order to accommodate the amendment to the CUP for PUD, it needed to include all of the land.

**Hanegraaf:** Okay.

**Rud:** The land east of Furman we did have our wetland delineation done thankfully. We did have soil borings done, so we had some of our base work done so we were able to add that to the preliminary plat. In the future when the time comes that Tom wants to proceed with that. We'll have to come back with a final plat and a final set of engineering plans. We do intend to use piezometers on the east side of Furman, those have not been set yet, because we had no intention of creating that this year. But in order to accommodate the lot averaging we needed to include it in the preliminary plat.

**Hanegraaf:** Thank you. I had to do a lot of looking up in books about that piezometers, is that how you pronounce it?

**Rud:** Yes.

**Hanegraaf:** So, you dig a hole, and you put, I don't even want to go through there. You guys probably already dealt with the city on it, but it was interesting, reading about how that tells you where the water level will eventually end up.

**Rud:** And the requirement, just to talk a little bit about that, the requirement by the code is a 4-foot separation from what it determined to be the ground water to the low floor. We just took it upon ourselves to use a 5-foot separation. It was a new, I don't want to say science, but new method to the city. And I think just for comfort we decided to add an additional foot to that freeboard. There are actually several lots that will get built even higher than 5-feet, because there's other items that will dictate the low floor such as highwater levels of ponds and service drainage. Even though we set a low floor set 5-feet above that water level some homes are going to be 6 or 7-feet just due to other requirements.

**Hanegraaf:** Thank you, you know Elizabeth I was reading through some of these findings, there was a cul-de-sac in here that we were talking about, the drainage. Is that stuff we talk about right now?

**Mursko:** Yes, you can address it to the applicants in the public hearings or you can save your questions for discussion.

**Hanegraaf:** Okay, well I will save it for discussion, well I think, you read that too about there was a cul-de-sac, I don't even remember where it was. They have to dig. I probably have it

highlighted in here, wondering where the water was going to drain on a cul-de-sac, because of the level. Anybody remember which one...

**Bobick:** Jody, said 34, page

**Krebs:** Page 31

**Bobick:** Oh, 31

**Hanegraaf:** 31

**Rud:** I did see that item from the City Engineer. I think what he was looking for was clarity on the design elevations for the cul-de-sac and the revise some finished grade elevation around the edge of (unintelligible)

**Hanegraaf:** Oh yeah, its on page 35 item number 6. How does the storm water runoff this area? They talk about, you've read all this stuff.

**Rud:** I have.

**Hanegraaf:** You know all the issues coming up.

**Rud:** I think Dennis did a thorough job I don't really see any issues with anything he has brought up.

**Hanegraaf:** Okay, thank you. Anybody have any questions? On the panel here?

**Wolowski:** I just have one quick question, are you combining phase two and phase three in here? Or is it just... I never could determine whether that it is happening. I now we have always one, two and three in this.

**Mursko:** Yes, in this particular case, the conditional use permit, their a planned unit development that their applying the conditional use permit for, needs to cover the entire development. So, it actually includes phase one, two and three. So, the conditional use permit, covers 57 lots and right now, so that's the one part of this project. Right now, the preliminary plat that their looking at and seeking for approval is only for phase two, which is 40 lots or is 28 lots. 40 lots is phase two and three. So right now, they're bringing 27 lots through and that's the preliminary plat that you'll be looking at.

**Wolowski:** Thank you.

**King:** I just have a question with your piezometers. I know there's, that's a weird word, talk in here because the code changed from when you guys first started. Because I think right now its one per lot. And your going to do that on the third phase which you haven't started and that's not till

down the road, but phase two you had eight and you only did it six months or something or have you done it for 12 months?

**Rud:** We have six months of readings and then I spoke to Dennis last week and he called about that very item and had asked about the duration of our readings, and that's everything I have. He said that as a condition for approval he would require one more set of readings, which is fine.

**King:** Okay

**Rud:** We've been in touch with geo-tech Nicole Haugo, and they're on board to provide additional readings.

**King:** And then on your phase three though, you will do it the way one per lot, and for the 12 months?

**Rud:** That's, we would not. I don't want to mislead you.

**King:** Okay.

**Rud:** In the amendment in the CUP for PUD, it actually includes that, same ratio I think we're what do we have? 3.8 lots per piezometer is what the math works out to.

**King:** Okay.

**Rud:** We would propose to use a similar approach to what we have used throughout phase one and two for our quantity piezometers. But we would adhere to the duration.

**King:** Okay.

**Mursko:** Jason, I need to clarify one thing. So, your preliminary plat is covering all of it. And your final you only come back with one final for 27 and then...

**Rud:** Correct.

**Mursko:** okay.

**Rud:** That's correct. So, the preliminary plat is for all of the property, it is. But, what will happen in the future then it will get phased, all of this will get phased. And Tom will need to make decisions on how much he wants to take on and whatever that decision is we come forward with a final plat and we got through this process again for that portion.

**King:** And I see this time you're not planning on removing any sand?

**Rud:** No. Nope.

**King:** Okay.

**Krebs:** Quick questions Mr. Chair.

**Hanegraaf:** Yes, Jody.

**Krebs:** On the phase three there will be 12 months of readings though on the piezometer readings.

**Rud:** Yes.

**Krebs:** Okay, just to clarify that. Thank you.

**Rud:** I'm thankful we set our piezometers early on this phase and then we have the ability to hit that duration.

**Hanegraaf:** I know you were in here early to the council and I think a workshop too and all that, did you have a problem with the water this year? I mean was there...

**Rud:** Tom sent out an email.

**Carlisle:** We had no problems with anybody having water in their basement or anything like that. Most of the emails I got back from the customers were saying their sump pumps didn't run or (Unintelligible) or the residents (unintelligible) I don't know that's all positive.

**Hanegraaf:** I just asked that because I had water, I've been here 40 years and I got water where I never had it before.

**Rud:** We had a pretty extraordinary spring.

**Hanegraaf:** It's one of those 100-year deals that we'll get next year too. They come every 10 years or something. But they call them 100-years. Any other questions up here?

**Krebs:** One more question.

**Hanegraaf:** One more question, Jody.

**Krebs:** There's a miscellaneous on page 38. And I'm just wondering if you saw that from our engineer? Stating that each lot will have the surveys prepared after grading, building construction, and that will be submitted to the city for the elevation on each lot.

**Rud:** We have done that on phase one as well.

**Krebs:** Oh, you did, okay. Just clarifying, thank you.

**Rud:** The purpose of that is to confirm that the house as built matches the proposed (unintelligible).

**Krebs:** Okay, good.

**Hanegraaf:** Have any other questions, anybody on the board? Kris anymore?

**King:** No, well, maybe one. I know last year I think I was sitting through a council meeting and one of the neighbors came from across the street where their pond, I do notice their pond is very full now.

**Hanegraaf:** Pam?

**Wolowski:** No.

**Hanegraaf:** Barb?

**Bobick:** No.

**Hanegraaf:** Jody?

**Krebs:** Nope.

**Hanegraaf:** Hearing none, you guys have been through this process before, so you know to have a seat, and we will open it up to the public. This is a public hearing we're going to open up the door and anybody that would like to step forward to, wont you come forward and have a seat and state your name and use the mic and your address.

**Witzmann:** Hi, my name is Benet Witzmann, and I live at 16846 Notre Dame. I know there's some discussion about the water in the wetlands back there. My property will be actually on phase three in the south-east corner right there. I actually have three ponds on my property. In spring they usually over-flow and become one pond for about a month. My concern is that, you've talked about it a little bit, is elevation on some of those properties and what that's going to do the size of that pond and how that's going to affect me on my property. The water?

**Hanegraaf:** Do we have a pointer he could use, to point where he's at?

**Witzmann:** I can just stand up there.

**Hanegraaf:** Oh, whatever Ben.

**Witzmann:** I believe this is where, this is Furman right?

**Mursko:** Yes.

**Witzmann:** So, my property is right here my pond is about 90 %. The pond that's on this property is just a little bit (unintelligible). My pond goes right here to my pole barn is right here (unintelligible) out of that pond. On the side here is another pond that's on my property. There's one out in the woods. So, what happens in the early spring time is this pond overflows to the next pond up front and that flows to that pond. And every year, this pond overflows and it creeps on my pole barn, it creeps up on my chicken coop, kind of out the back door of my house. So, my concern is if there's any elevation here in this low area right now, what's going to happen to all that water? And how that's going to affect me? And again, you talked about the water level this year, its never been this high.

**Hanegraaf:** Did you have it, was it pretty flooded in your area then?

**Witzmann:** Yeah, what happens again this pond meets up with this pond so on it would be on the North Side of my pole barn. That whole piece of property was under water. And I have trails going out to the woods those were all filled with water. And I had a narrow band of water going to that third pond in back. So, it's kind of concerns not only the usage for me, but this is a heavily wooded part of land its all heavy oaks and stuff and they don't like wet feet. So, I hate to see losing trees over it too. And now it sits is maximum maybe a month its high. Beyond that I'm going to start losing trees and stuff. I 'll have to get rid of my chickens and get ducks. So those are my concerns, I know you talked about it and I had not gotten the information.

**Hanegraaf:** It would be nice to have a map see where exactly you are.

**Witzmann:** It would be to correspond to everything.

**Mursko:** Sheet 6, sheet 6 will show the bottom corner.

**Gutknecht:** Would that be this one right here?

**Mursko:** Yes.

**Rud:** (unintelligible) Show him on the (unintelligible)

**Hanegraaf:** Yeah sure.

**Witzmann:** And by the way those ponds lead to the neighbors' yard (unintelligible)

**Mursko:** Ben, I don't know if the grading plan is in there. Just the preliminary plat.

**Witzmann:** It looks like you are making this whole pond deep

**Rud:** (unintelligible) Some trees are going to get removed. (unintelligible)

**Witzmann:** Well this is all farm fields there is no trees.

**Rud:** yeah, yeah.

**Witzmann:** Like I said, these are all on my property, but there heavily oaks.

**Rud:** yeah.

**Mursko:** So, Jason, is the ponds part of the wetland? Because I'm showing wetland in the far corner.

**Rud:** So, what will happen, was it Greg?

**Wolowski:** Ben.

**Witzmann:** Yeah, they came out and marked that wetland.

**Rud:** Yeah, we had that wetland delineated and this is that wetland that's at the southeast corner of their property that adjoins his property. Maybe to back up this portion of this project is in Rice Creek Watershed District and so, we'll be going through a pretty thorough review not only with the city but also with the watershed. They don't want us to send off more water post-development than pre-development. We need to prove that. And so were going to be under their review but our initial sketch or plan for this was to have stormwater ponding along the lot line that would capture our drainage. And there's another stormwater pond that would capture the drainage of the cul-de-sac prior to it getting to the wetland. This is obviously always subject to review by the watershed in getting their recommendations and input.

**Hanegraaf:** Jason, could you point that out up on the map, so the public can see that up there.

**Rud:** I think their property is right here. (unintelligible). Watershed will do drainage calcs of current pre-development drainage, and then they will do post-development drainage. And the requirements keep getting stricter and stricter as to what we can and can't do and so. We can't send more water.

**Witzmann:** So, with that pond there, obviously its in a hole. And then on the south east top of that would be the top of it right there where your pen is right. That's going to be in a hole then you got, its going to be on a berm on the other side. Wont that flow back into the wetland?

**Rud:** That will actually have an overflow, there would be an overflow yes. But these areas will be graded and the whole need to for the properties will change. And so, this these are two-foot interval contours, so this will get dugout, this will get built up. This will capture this drainage; all of these will lead directly into here by virtue of the post grading.

**Witzmann:** Do those houses there (unintelligible).

**Rud:** These here, this is the phase that has not had piezometers that (unintelligible). In the future when tom wants to proceed with actually building that area, we'd set piezometers and use that to set our floors.

**Witzmann:** Because that elevation from the wetland back is (unintelligible)

**Rud:** It will all get built up, in order to accommodate that.

**Witzmann:** So that maybe were talking the same thing, but if you build up yours and mine is lower.

**Rud:** What's that?

**Witzmann:** You said built up, you scare me with buildup. I want lower. Those are my concerns, is what I have going on in our access to water there is some what I'm dealing with now.

**Hanegraaf:** I see where your coming from, Ben. I mean, you might as well get it out in the open right now. So what kind of protections do we have on something like that?

**Rud:** Rice Creek Watershed, does a review (unintelligible)

**Hanegraaf:** Data? That they all...

**Witzmann:** Sounds good till I have problems.

**Mursko:** We'll add a comment, we will make sure that Dennis looks at it closer. I will say in reiterate what Jason has presented, Rice Creek is pretty thorough when it looks at drainage. So, we will have many eyes on it.

**Witzmann:** That's all I have to say.

**Hanegraaf:** Thank you Ben. Thanks for coming. Is there anybody else that would like to get up, to make a comment or an opinion? Well, thank you Ben, you've been the first one that has gotten up for probably about 2 – 3 months, 4 months.

**Witzmann:** Can I ask a real quick question?

**Hanegraaf:** Sure.

**Witzmann:** Are those, the houses, how far off the road are they going to be?

**Rud:** They will be the same as your seeing in phase one. Minimum front set back, if I'm doing it from memory, I think its 70 feet from the right away.

**Mursko:** 75 feet.

**Rud:** And the majority of the houses are (unintelligible). Now you got the boulevard that is being the right away (unintelligible).

**Bobick:** Would it be in his best interest to write a letter to the Rice Creek Watershed with his concerns, before this goes any further?

**Mursko:** Certainly, if you want to draft an email and send it to the city, we will make sure its in with the paperwork and the comments will be logged. Not that it won't be in the minutes, then they'll just be something in that you did testify with the Public Hearing.

**Witzmann:** (unintelligible)

**Mursko:** Yes.

**Witzmann:** Okay, thanks.

**Hanegraaf:** Okay, once again we'll ask anybody else, would like to stand up and have a comment?

**Unknown name of attendee:** I just have a question, is this stuff documented online somewhere so the public can see it?

**Hanegraaf:** We'll have to ask.

**Mursko:** What information are you looking for?

**Unknown name of attendee:** Just like, this drawing here, (unintelligible) to look at this stuff?

**Mursko:** Sure, you can request it. This particular plan isn't online, but we will be happy to send it to anybody that wants it.

**Hanegraaf:** Well we are going to close the public hearing then. And we'll have a discussion up here.

At this time Chair Hanegraaf closed the Public Hearing. Hearing closed at 7:56 p.m.

Respectfully submitted:

Rochelle Busch, Recording Secretary