

Pleasant Hill Plan & Zoning
January 04, 2016

Pleasant Hill Plan & Zoning regular meeting was called to order at 5:32 pm on January 04, 2016 at the City Council Chambers by Chairperson Mark Ackelson.

Roll Call

01-2016 CALL TO ORDER/ROLL CALL: Mark Ackelson, Jan Higgins, Tim Mallicoat, Martha Miller, Keith Williamson. Absent: Beth Cooper.

Agenda

02-2016 WILLIAMSON/MALLICOAT moved approval of the agenda. Ayes: Unanimous. Absent: Cooper. Motion Carried.

Minutes

03-2016 WILLIAMSON/HIGGINS moved approval of the Plan & Zoning November 23, 2015 special meeting minutes. Ayes: Unanimous. Pass: Ackelson. Absent: Cooper. Motion Carried.

04-2016 WILLIAMSON/HIGGINS moved approval of the Plan & Zoning and Park & Recreation December 07, 2015 joint meeting minutes. Ayes: Williamson, Ackelson, Higgins. Pass: Mallicoat, Miller. Absent: Cooper. Motion Carried.

Time to Address the Commission

No comments were received.

2016 Chair and Vice-Chair Selection

05-2016 MILLER/MALLICOAT moved to retain the current officers for 2016, Mark Ackelson as Chairperson and Keith Williamson as Vice-Chairperson. Ayes: Unanimous. Absent: Cooper. Motion Carried.

Old Business

Complete Streets Policy

Complete Streets Policy. Madeline Sturms, Senior Planner, gave an update report on the Complete Streets Policy. Sturms stated staff has been working with the MPO on a plan for designed streets to enable safe access for all

users. The policy gives guidance and direction to residents, developers, designers, and managers of public streets right-of-way for accommodating an interconnected, multi-model transportation network for all users and uses of the public travel systems.

06-2016 HIGGINS/MILLER moved to recommend approval of the **Complete Streets Policy** as presented. Ayes: Unanimous. Absent: Cooper. Motion Carried.

New Business

Prairie Creek Plat 1 Preliminary Plat.

Prairie Creek Plat 1 Preliminary Plat located southeast of Highway 65 and E Oakwood Drive is approximately 25 acres. The property went through the zoning process in 2015, the eastern 13.51 acres is zoned R-2 One and Two Family Dwelling and the western 12.09 acres is zoned R-3A Apartment, Condominium District. The Owner/Developer is Dan Novelli, Bloomfield LLC, 7008 Madison Avenue, Urbandale IA, and the engineer is Dan DeCamp, PE, Abaci Consulting, Inc., 101 NE Circle Drive, Grimes IA.

Dan Novelli, Bloomfield LLC, 7008 Madison Ave, Urbandale IA reported they held a neighborhood meeting that was well attended and have continued working with staff and have brought back some minor changes since their last submittal to the Commission. Novelli also provided sample exterior building materials that are proposed for both the duplex and single family dwellings.

Dan DeCamp, Abaci Consulting Inc, 101 NE Circle Drive, Grimes IA responded to questions and concerns regarding the wetlands, road alignment, density, setbacks and off-street parking.

Public Input

No comments were received.

07/08-2016 MALLICOAT/MILLER made a motion for the developer to bring **Prairie Creek Plat 1 Preliminary Plat and Villas At Prairie Creek Site Plan** back to the Commission after the wetlands and water issues and additional City Engineer's comments are addressed. Ayes: Unanimous. Absent: Cooper. Motion Carried.

Kara Acres Preliminary/Final Plat.

Kara Acres is located at 1550 SE 60th Street in unincorporated Polk County. The property is approximately 14 acres and is zoned R-1 90 Residential Single Family. The owner is proposing the property be subdivided into five buildable lots and an outlot. Kara Thompson, 4315 Ingersoll Avenue, Des Moines IA is the owner, Wally Pelds, A Leo Pelds Engineering, 2323 Dixon Street, Des Moines IA is the engineer.

09-2016 **Kara Acres Preliminary/Final Plat** presented as discussion item. No action taken.

Adjournment

10-2016 WILLIAMSON/MALLICOAT moved to adjourn. Meeting was adjourned at 6:20 pm.

Ruth E Mattix
Recording Secretary