

**Pleasant Hill Plan & Zoning
Regular Session
March 7, 2016
5:30 PM**

1. OATH OF OFFICE

The Oath of Office was administered to Rachel Anderson by Mark Ackelson, Chairperson. The term expires 06-30-2017.

2. CALL TO ORDER/ROLL CALL

Pleasant Hill Plan & Zoning regular meeting was called to order at 5:30 pm on March 07, 2016 at the City Council Chambers by Chairperson Mark Ackelson. PRESENT: Mark Ackelson, Rachel Anderson, Beth Cooper, Jan Higgins, Tim Mallicoat, Martha Miller. ABSENT: Keith Williamson.

3. APPROVAL OF AGENDA

MALLICOAT/MILLER moved to approve of the agenda. Ayes: Unanimous. Absent: Williamson. Motion carried.

4. APPROVAL OF MINUTES OF FEBRUARY 08, 2016 SPECIAL MEETING

HIGGINS/MALLICOAT moved to approve the February 08, 2016 special meeting minutes. Ayes: Unanimous. Absent: Williamson. Motion carried.

5. TIME TO ADDRESS THE COMMISSION

No comments were received.

6. NEW BUSINESS

A. SITE PLAN – MAGELLAN TANK ADDITION

J. Benjamin Champ, Assistant City Manager / Community Development Director presented the project. Magellan is proposing two additional above ground storage tanks for their operations in the southwest corner of the City. These tanks are sixty feet in height with diameters of 196 feet, and are the same size as the last two tanks recently added at this facility. They will be placed in the northeast corner of the site. David Weaver, Senior Project Manager, Megellan, was present to represent the project and stated there is room for two additional tanks in the future on this site.

MALLICOAT/HIGGINS moved to recommend approval of Megellan Tank Addition Site Plan as presented. Ayes: Unanimous. Absent: Williamson. Motion carried.

B. SITE PLAN – FLECK TRUCKING BUILDING ADDITION

Fleck Trucking is located at 1455 S Pleasant Hill Blvd. The site plan proposes a 56'x100' building and additional parking. The property is zoned I-3 Heavy Industrial District. Larry Fleck is the property owner and Bishop Engineering is the engineer.

J. Benjamin Champ, Assistant City Manager / Community Development Director presented the project, stating the project is still in the review process with additional consideration needed in regards to flood plain elevations, stormwater calculations, site grading and open space requirements.

Steve Vanard, Bishop Engineering, 3501 104th Street, Des Moines IA was present to address questions and concerns. Vanard stated the new building will be three (3) feet higher than the existing building with a twelve (12) per cent slope between them.

MILLER/MALLICOAT moved to recommend Fleck Trucking Building Addition Site Plan return to staff for further review and presentation at a future meeting. Ayes: Unanimous. Absent: Williamson. Motion Carried.

C. SITE PLAN – 4326 E OAKWOOD DRIVE

4326 E Oakwood Drive is approximately a half acre (0.482) zoned C-2 General Retail and Highway Oriented Commercial District. The site plan proposes a 40' x 64' building to be used for a lawn care service company. Joel Huggins is the property owner and Bishop Engineering is the engineer.

J. Benjamin Champ, Assistant City Manager / Community Development Director stated the project was brought before the Commission as an introductory item and additional information is required to continue the review process.

Chuck Bishop, Bishop Engineering, 3501 104th Street, Des Moines IA was present to represent the project stating the building will be used for an office and equipment storage, the driveway will be moved, 4 parking spaces will be added and the existing trees will be saved.

MILLER/MALLICOAT moved to recommend 4326 E Oakwood Drive Site Plan be referred back to staff for review and presentation at a future meeting. Ayes: Unanimous. Absent: Williamson. Motion Carried.

7. DIRECTOR'S REPORT

J. Benjamin Champ, Assistant City Manager / Community Development Director reported the regular scheduled meeting for April 4, 2016 has been cancelled and the next scheduled meeting will be April 18, 2016. Champ announced the City Council will recognize the Boards and Commissioners for their commitment and dedication to the City during Volunteer Week at the April 12th Council meeting. Champ reported a comprehensive review and update of the Zoning Ordinances has been contracted and will begin soon. An update on ongoing projects was provided.

8. ADJOURNMENT

HIGGINS/COOPER moved to adjourn. Meeting was adjourned at 6:08 pm.

Ruth E Mattix
Recording Secretary