

**Pleasant Hill Plan & Zoning
Special Session
April 18, 2016
5:30 PM**

1. CALL TO ORDER/ROLL CALL

Pleasant Hill Plan & Zoning special meeting was called to order at 5:30 pm on April 18, 2016 at the City Council Chambers by Chairperson Mark Ackelson. Present: Mark Ackelson, Rachel Anderson, Jan Higgins, Tim Mallicoat, Martha Miller, Keith Williamson. Absent: Beth Cooper.

2. APPROVAL OF AGENDA

WILLIAMSON/MILLER moved to approve the agenda. Ayes: Unanimous. Beth Cooper arrived at 5:31. Motion carried.

3. APPROVAL OF MINUTES MARCH 07, 2016 REGULAR MEETING

MALLICOAT/HIGGINS moved to approve the March 07, 2016 regular meeting minutes. Ayes: Unanimous. Pass: Williamson. Motion carried.

4. TIME TO ADDRESS THE COMMISSION

No comments were received.

5. OLD BUSINESS

A. 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, 3501 104th Street, Des Moines IA is the engineer.

J. Benjamin Champ, Assistant City Manager / Community Development Director stated all of the required permits for the property have been received from the Iowa Department of Natural Resources, the Army Corps of Engineers and the City of Pleasant Hill. The site plan has been adjusted to reflect the proposed alignment and grading work to be completed as a part of the Pleasant Hill Blvd and Vandalia Rd intersection project and the previous comments have been addressed.

MILLER/MALLICOAT moved to recommend approval of Fleck Trucking Building Addition, 1455 S Pleasant Hill Blvd Site Plan. Ayes: Unanimous. Motion Carried.

B. 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, 3501 104th Street, Des Moines IA is the engineer.

J. Benjamin Champ, Assistant City Manager / Community Development Director stated the site is located adjacent to an "R" district and will require additional screening around the parking lot and the C-2 architectural standards will apply.

Champ also noted that the pre-existing non-conforming uses including outdoor storage would not be able to be extended into this part of the site and has been indicated on the site plan notes.

Dennis Hansen, Sr Project Designer, Environmental Design Group LTD, 6601 Westown Parkway, Suite 160, West Des Moines IA provided a picture sample of the proposed hardi-plank cobblestone design product to be used to meet the architectural standards required.

WILLIAMSON/MILLER moved to recommend approval of 4326 E Oakwood Drive Site Plan. Ayes: Unanimous. Motion Carried.

6. NEW BUSINESS

A. SITE PLAN - SMITH AUTOMOTIVE

Smith Automotive located at 1411 NE 56th Street acquired property to the east of the existing facility for future expansion, platted as Lochlan Superman Acres. A 28' x 36' addition to the existing building and new parking areas to the east are now being proposed. The property is zoned I-2 Light Industrial. Russell Smith is the property owner and Bishop Engineering, 3501 104th Street, Des Moines IA is the engineer.

HIGGINS/MALLICOAT moved to recommend approval of Smith Automotive, 1411 NE 56th Street Site Plan. Ayes: Unanimous. Motion Carried.

B. SITE PLAN - CENTRAL PLAINS CEMENT CO

Central Plains Cement Company is looking to create a temporary cement terminal at 1450 S Pleasant Hill Blvd, formerly a mining operation. They are proposing to install cement elevators and a loading area on the portion of the mining site that currently houses the truck scale and staging area. Oak Ridge Estates Partnership is the property owner and Pelds Engineering Co., 2323 Dixon Street, Des Moines IA is the engineer.

J. Benjamin Champ, Assistant City Manager / Community Development Director stated the purpose of this project is to develop a temporary facility for approximately two years while a permanent location is being developed elsewhere in Polk County. The entire parcel of land is part of a redevelopment plan required as part of the original mining permit granted by the City several years ago, and the construction of a temporary terminal should not impact the required reclamation efforts for the site.

Wally Pelds, Pelds Engineering Co., 2323 Dixon Street, Des Moines IA sated the site would be used to transfer cement and provides appropriate zoning and good transportation access.

John Arellano, VP Sales & Marketing, Central Plains Cement Co gave a power point presentation introducing the company and business history. Arellano also provided site renderings, site grading plan and site layout and equipment drawings, traffic flow designs and proposed signage. Arellano stated they anticipate approximately 40 trips a day in and out of the facility and plan on minimal site disturbance that will be put back to original condition when they are done with the operation. Permits are in place with the DNR and Polk County Air Quality and are in the review process with the Corp of Engineers.

Ed Williams, Eagle Materials Sr Engineer provided equipment drawings and answered questions and concerns.

MILLER/WILLIAMSON moved to recommend approval of Central Plains Cement Company, 1450 S Pleasant Hill Blvd Site Plan. Ayes: Unanimous. Motion Carried.

7. Directors Report

Ben Champ stated we are on schedule to have the regular meeting of Planning and Zoning on May 2, 2016.

8. Adjournment

WILLIAMSON/MALLICOAT moved to adjourn. Meeting was adjourned at 6:06 pm.

Ruth E Mattix
Recording Secretary