

**Pleasant Hill Plan & Zoning
Regular Session
May 2, 2016**

1. CALL TO ORDER/ ROLL CALL

Pleasant Hill Plan & Zoning regular meeting was called to order at 5:30 pm on May 2, 2016 at the City Council Chambers by Chairperson Mark Ackelson. Present: Mark Ackelson, Rachel Anderson, Beth Cooper, Jan Higgins, Martha Miller, Keith Williamson. Absent: Tim Mallicoat.

2. APPROVAL OF AGENDA

Mark Ackelson, Chairperson asked to have New Business item 5C. Preliminary Plat/Rezoning - Love Estates moved up to be the first item under new business.

Tim Mallicoat arrived at 5:31 pm.

HIGGINS/MILLER moved to amend and approve the agenda as requested. Ayes: Unanimous. Motion Carried.

3. APPROVAL OF MINUTES APRIL 18, 2016 SPECIAL MEETING

WILLIAMSON/HIGGINS moved to approve the April 18, 2016 special meeting minutes. Ayes: Unanimous. Motion Carried.

4. TIME TO ADDRESS THE COMMISSION

No comments were received.

5. NEW BUSINESS

C. PRELIMINARY PLAT / REZONING - LOVE ESTATES

Love Estates is located east of Jordan Boulevard and west of the Highway 65 Bypass, approximately 36 acres that is currently zoned A-1 Agricultural District. Loves Estates LC is the owner, John Larson, Dallenbach Larson Development LLC is the developer and Civil Design Advantage is the engineer.

J. Benjamin Champ, Assistant City Manager / Community Development Director reported staff has been working with the developer and engineer on a concept for development of this property that includes single family dwellings and 4-plex townhouses. Rezoning would be required and a new roadway would be constructed to connect NE 56th Street and Pine Valley Drive.

Dean Roghair, PE Civil Design Advantage, 3405 SE Crossroads Drive, Ste G, Grimes IA stated that at this time they would like to introduce a concept plan for this property with townhouses along the highway transitioning to single family dwellings and extending the public street to connect NE 56th Street and Pine Valley Drive, with additional private streets in the townhouse area. The property poses some challenges with the pipeline easement, the location of the sanitary sewer, and the trail connections component. Roghair stated they are bringing this before the Commission at this meeting for their input and would like to bring back a formal request in 4-6 weeks. John Larson, Dallenbach Larson Development LLC handed out colored illustrations of a similar product they have built in another community.

Discussion with the Commissioners included concerns regarding drainage, water flow and grade issues, the possibility of an abandoned coal mine, the need to protect trees on the north, increased traffic and providing accessibility for emergency vehicles, also the lack of buffering between townhouses and single family dwellings.

Preliminary Plat / Rezoning - Love Estates. No action was taken.

6:00 pm Chairperson Mark Ackelson turned the chair over to Vice-Chairperson Keith Williamson, as he had another commitment.

A. PRELIMINARY PLAT - HILLVIEW

Hillview located at 9179 SE 6th Avenue is in unincorporated Polk County, within two miles of the City's corporate boundary, the property is approximately 4 acres currently zoned RR - Rural Residential District. The owner is Russell V. Thomas, 5900 SE 6th Avenue, Pleasant Hill IA. Campbell Engineering & Surveying, 501 NE Trilein Drive, Ankeny IA is the engineer.

Madeline Sturms, Senior Planner reported the owners are proposing to subdivide the property into three buildable lots and two street lots with no new roadway improvements, water utility or sanitary sewer extensions planned. The plat has been approved by Polk County.

MALLICOAT/ANDERSON moved to recommend approval of Hillview Preliminary Plat, 9179 SE 6th Avenue. Ayes: Unanimous. Motion Carried.

B. SITE PLAN - VERIZON DESC RISING SUN NEW SITE BUILD

Verizon Wireless is requesting to erect a 100 foot monopole communication tower at 1200 NE 56th Street. The property is approximately 1.7 acres, zoned I-2 Light Industrial District, owned by KDP Properties LLC and is operated as an auto repair business by Kirk Parker.

J. Benjamin Champ, Assistant City Manager / Community Development Director stated our ordinance requires a Special Use Permit from Board of Adjustment for cell towers. Champ also reported this property has not completed the stormwater detention requirements on the original site plan, and has a history of habitual zoning violations including current vehicle violations.

Site Plan - Verizon Desc Rising Sun New Site Build. No action was taken.

D. SITE PLAN / REZONING DEE ZEE MANUFACTURING, 1460 SLOANS WAY

Dee Zee Manufacturing, 1460 Sloans Way, legally known as Haws Estates Plat 2 Lot 1, is located west of Sloans Way, south of the bike trail, approximately 8 acres and mostly zoned I-2 Light Industrial District with the northern border of the property zoned R-4 Planned Unit Development District. The owner is T-JAD LLC, the developer is Brothers Construction, 6611 Rising Sun Drive, Pleasant Hill IA, the engineer is ERG Engineering Resource Group, 2413 Grand Avenue, Des Moines IA, and the architect is FEH Design, 604 E Grand Avenue, Des Moines IA.

J. Benjamin Champ, Assistant City Manager / Community Development Director reported that Dee Zee Manufacturing received approval in 2014 for a 80,000 square foot building with parking and an additional 9,000 square foot building in the

northeast corner of the site. They are now requesting to modify the site plan to allow for a 36,000 square foot building with additional parking. The project will require a new site plan and rezoning for a portion of the property.

Cory Sharp, FEH Design, 604 E Grand Avenue, Des Moines IA was present to introduce the project to the Commission. Sharp stated Dee Zee Manufacturing proposes to use the building for tool and die operations and storage, with pre-cast concrete wall construction being proposed to help as a sound barrier and to be esthetically pleasing. Increasing the building to 36,000 square feet will maximize the use of the site.

Site Plan / Rezoning DEE ZEE Manufacturing, 1460 Sloans Way. No action was taken.

6. DIRECTORS REPORT

Ben Champ announced Scooters Coffee Shop at 1201 Copper Creek is now open and a grand opening is scheduled for later in May.

7. ADJOURNMENT

MALLICOAT/HIGGINS moved to adjourn. Meeting was adjourned at 6:18 pm.

Ruth E Mattix
Recording Secretary