

Pleasant Hill Plan and Zoning  
Regular Session  
June 06, 2016

**1. CALL TO ORDER/ROLL CALL**

Pleasant Hill Plan & Zoning regular meeting was called to order at 5:30 pm on June 6, 2016 at the City Council Chambers by Vice-Chairperson Keith Williamson. Present: Rachel Anderson, Beth Cooper, Tim Mallicoat, Martha Miller, Keith Williamson. Absent: Mark Ackelson, Jan Higgins.

**2. APPROVAL OF AGENDA**

MALLICOAT/MILLER moved to approve the agenda. Ayes: Unanimous. Absent: Ackelson, Higgins. Motion Carried.

**3. APPROVAL OF MINUTES MAY 02, 2016 REGULAR MEETING**

MALLICOAT/ANDERSON moved to approve the May 02, 2016 regular meeting minutes with a correction to add Beth Cooper to the Roll Call. Ayes: Unanimous. Absent: Ackelson, Higgins. Motion Carried.

**4. TIME TO ADDRESS THE COMMISSION**

No comments were received.

**5. OLD BUSINESS - NONE**

**6. NEW BUSINESS**

**A. HILLVIEW FINAL PLAT**

Hillview located at 9179 SE 6<sup>th</sup> 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 6<sup>th</sup> Avenue, Pleasant Hill IA. Campbell Engineering & Surveying, 501 NE Trilein Drive, Ankeny IA is the engineer.

COOPER/ANDERSON moved to recommend approval of Hillview Final Plat, 9179 SE 6<sup>th</sup> Avenue. Ayes: Unanimous. Absent: Ackelson, Higgins. Motion Carried.

**B. REZONING R-4 TO I-2 PORTION OF 1460 SLOANS WAY - DEE ZEE MANUFACTURING**

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.

As part of the project to build an additional 80,000 square foot building the owner, T-JAD LLC is requesting re-zoning the property containing approximately 1.60 acres, from R-4 Planned Unit Development District (PUD) to I-2 Light Industrial District.

Legally known as:

Part of Parcel "K" of that Plat of Survey filed in Book 15226 at Page 75 in the Office of the Recorder for Polk County, Iowa, being part of the 100 foot vacated railroad right-of-way through Lot 2 of the Official Plat of the SE ¼ of Section 34, Township 79 North, Range 23 West, lying North of Lot 1 in Haws Estates Plat 2, an Official Plat, now included in and forming a part of the City of Pleasant Hill, Polk County, Iowa, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 1 in Haws Estates Plat 2, a point on the West line of said Parcel "K"; thence North 00°15'05" East, 111.24 feet along the West line of said Parcel "K" to the Northwest corner of said Parcel "K"; thence North 64°14'38" East, 696.30 feet along the North line of said Parcel "K" to the Northeast corner of said Parcel "K"; thence South 00°00'26" West, 110.89 feet along the East line of said Parcel "K" to the North line of said Lot 1 in Haws Estates Plat 2; thence South 64°14'07" West, 696.88 feet along the North line of said Lot 1 in Haws Estates Plat 2 to the point of beginning.

Cory Sharp, FEH Design, 604 E Grand Avenue, Des Moines IA was present to represent the project. Sharp stated the rezoning is necessary before design work can begin on a proposed 80,000 square foot building with pre-cast concrete walls to accommodate tool and die operations for Dee Zee Manufacturing.

COOPER/MILLER moved to recommend approval of the rezoning request as presented for the R-4 Planned Unit Development District portion of 1460 Sloans Way, Dee Zee Manufacturing to I-2 Light Industrial District and for staff to consider including an additional adjacent parcel owned by Haws, Inc in the rezoning if it would not delay the process. Ayes: Unanimous. Absent: Ackelson, Higgins. Motion Carried.

## **7. DIRECTOR'S REPORT**

J. Benjamin Champ, Assistant City Manager / Community Development Director reported that the 75th Street project paving is complete and street lights will be installed soon, the bike trail extension is near completion and the 56<sup>th</sup> Street senior housing project while still under construction is fully leased. Champ canvassed the Commission for a quorum to accommodate Central Plains Cement Co revised site plan. A special meeting will be scheduled on June 13, 2016.

## **8. ADJOURNMENT**

MALLICOAT/HIGGINS moved to adjourn. Meeting was adjourned at 5:59 pm.

Ruth E Mattix  
Recording Secretary