

Pleasant Hill Planning and Zoning  
Regular Session  
April 5, 2021

Given the Governor's prohibition on gatherings of ten or more persons during the COVID19 outbreak, no public meeting location was available. All commissioners and staff participated in this meeting by electronic means.

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

Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30pm on Monday, April 5, 2021 by Chairperson Ackelson via [www.gotomeeting.com](http://www.gotomeeting.com). Present: Mark Ackelson, Jake Jacob, Julia Johnson, Pam Mollenhauer, Kate Sand, Tim Mallicoat, and Keith Williamson. Absent: None.

**2. APPROVAL OF AGENDA**

SAND/MALLICOAT moved to approve the agenda. Ayes: Unanimous. Motion carried.

**APPROVAL OF MINUTES MARCH 1, 2021 REGULAR SESSION**

MOLLENHAUER/WILLIAMSON moved to approve the March 1, 2021 Regular Session minutes. Ayes: Unanimous. Motion carried.

**3. TIME TO ADDRESS THE COMMISSION**

None

**4. BUSINESS ITEMS**

**A. US METAL BUILDERS, INC - SITE PLAN –**

Site plan for the vacant property at Lot 3 of Black Diamond Plat 2, owned by US Properties, zoned I-1 Light Industrial, for the construction of a single-story building containing approximately 6,400 sq. ft. of office space and 15,400 sq. ft. of warehouse space with room for docking, 33 on-site parking spaces, and approx. 50,243 sq. ft. of open area north of the building for enclosed storage area with asphalt millings in place of paving and an 8 ft. opaque wood screening fence.

Proposed stormwater to be directed to an offsite detention area via a surface water flowage easement that directs water; existing easements provide connections between the adjacent lots for utilities, stormwater, and vehicle access; 30-ft ingress/egress easement allows for connection with Metro East Dr; staff is not recommending for the construction of a trail in the two 30-ft trail easements on the north and east borders; a 75' easement on west border accommodates multiple utility and pipeline systems; and all approvals are subject to final encroachment agreement, review, and approval process by the pipelines and their representatives.

Proposed landscaping plan exceed the minimum landscaping requirements; shrubbery and ornamental grass on west side to provide additional screening from the building's line of sight with the roadway; and total calculated open space is 109,927 sq. ft. or 50.6% of the land area.

Commissioners, Brad Cooper of Copper & Crawford and associates, and City Staff discussed use of asphalt millings in outdoor storage area and existing pipeline easement.

WILLIAMSON/SAND motioned to recommend approval of US Metal Builders, LLC – Site Plan subject to staff and engineering comments. Ayes: Unanimous. Motion carried.

**B. WARREN SUBDIVISION - FINAL PLAT –**

Final plat for a 150-acre parcel known as the Warren Subdivision, located at 1377 NE 104th St, owned by Warren Family Farms Inc., in unincorporated Polk County, County zoning of AG Agricultural District, to subdivide into 3- 3-acre single-family residential lots dwellings and 137.19-acres unbuildable outlots for overland flowage and drainage easements to protect and buffer Camp Creek tributaries and existing ponds. Voluntary annexation not required due to parcel distance from City Limits.

MALLICOAT/SAND motioned to recommend approval of Warren Subdivision – Final Plat. Ayes: Unanimous. Motion carried.

**C. SE POLK HIGH SCHOOL STADIUM – SITE PLAN –**

Proposed site plan for a vacant 52.89-acre parcel located at 7755 Martha L Miller Dr, owned by SE Polk Community School District, zoned PUD, currently used as a dedicated cross-country course, to construct a new stadium for SE Polk High School. Onsite stadium design elements were incorporated into a recently approved master plan amendment in February 2021 and proposed stadium will be designed to accommodate for football, soccer, track and field, and other sport related uses, including a plan to amend the route of the existing cross-country course.

Proposed stadium will seat approximately 6,200 attendees; 155 new on-site parking spaces, remaining 1,807 required spaces to be accommodated by existing parking facilities located off-site at the high school and middle school, and all required accessible parking spaces will be located on-site; pedestrian underpass at Martha L Miller Dr; modifications to existing cross-country course; paved multi-use trail and fire lane for emergency connection between stadium and Spring Creek Hills development with geosynthetic permeable paving grid at cross-country course intersections; and 22 ft. wide ingress/egress easement between Martha L Miller Dr and Spring Creek Dr to secure and maintain the multi-use trail and fire lane.

Proposed stormwater management largely accommodated by detention basins to the south and east of the stadium; development agreement between the City and School District to maintain the stream buffer easement; new utility connections and modifications to sanitary sewer, water service, and easement for the box culvert and utilities running underneath Martha L Miller Dr. Landscaping plan includes a variety of over-story and ornamental trees, shrubs, ornamental grasses, parking island shade trees; and Existing Tree Credit provision and proposed new plantings will meet minimum landscaping requirements of the calculated 460,803 sq. ft.

Commissioners, RDG Landscape Architect Jason Blome, Snyder Engineer Brandon Niebuhr, and City Staff discussed PUD review; Traffic Study results specific to the area; pedestrian crossing at intersection of 80<sup>th</sup> St and Martha L Miller Dr; and Adaptive Traffic lights operation, installation, and impact on traffic flow along University Ave.

WILLIAMSON/MALLICOAT motioned to recommend approval of SE Polk High School Stadium – Site Plan subject to final staff and engineering comments. Ayes: Unanimous. Motion carried.

**5. DIRECTOR’S REPORT**

- Madeline’s return
- Construction active again at SE Connector and 60<sup>th</sup> St projects
- COVID still impacting City Staff and contractors; meetings will continue to be on-line until further notice.

Next meeting – Monday, May 3, 2021 at 5:30pm.

**6. ADJOURNMENT**

MOLLENHAUER/SAND motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 6:00 pm.

Jennifer Bartles  
Recording Secretary