

Pleasant Hill Planning and Zoning  
Regular Session  
May 3, 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, May 3, 2021 by Chairperson Ackelson via www.gotomeeting.com. Present: Mark Ackelson, Julia Johnson, Kate Sand, Tim Mallicoat, and Keith Williamson. Absent: Jake Jacob and Pam Mollenhauer.

**2. APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES APRIL 5, 2021 REGULAR SESSION**

SAND/JOHNSON moved to approve the April 5, 2021 Regular Session minutes. Ayes: Unanimous. Motion carried.

**3. TIME TO ADDRESS THE COMMISSION**

None

**4. BUSINESS ITEMS**

**A. ARBOR LAKE PLAT 2 - PRELIMINARY PLAT –**

Preliminary plat for approx. 19-acres of vacant land generally located south of Arbor Lake Plat, owned by Arbor Lake Development, LLC, zoned PUD, previously approved in 2014, for the development of 27 single-family detached residential lots with conservation wetland areas.

Proposed preliminary plat includes 75' to 100' wide residential lots; wetland areas protected by conservation easements and HOA owned outlots to preserve the natural site elements, central pond and dam, and dedicated water drainage ways. New public utility, water main, and sanitary sewer easements; Arbor Woods Dr extension; small cul-de-sac with a deed restricted temporary hammerhead turnaround; sidewalk and trail connections throughout the plat; and parkland dedication requirements met through open space and the preservation of the pond.

Commissioners, owner and HOA president Ryan Winter, City Attorney, and City Staff discussed HOA owned conservation easements and outlots; HOA enforcement and maintenance of easement requirements over time; and legality of HOA easement enforcement.

MALLICOAT/SAND motioned to recommend approval of Preliminary Plat – Arbor Lake Plat 2. Ayes: Johnson, Mallicoat, Sand, and Williamson. Nays: Ackelson. Motion carried.

**5. DIRECTOR'S REPORT**

- Spring Creek Apartments – building permit issued
- Adaptive Traffic Signals - project should be finishing up in 90 days

- SE Connector – project coming to a close and will be finishing up soon
- Annual Street Patching – has begun
- Fire Department Remodel – anticipated completion by November 2021
- 70<sup>th</sup> Street Art Installation – sculpture is complete and installation pending contractor availability. Fundraising for Hickory Glen Park sculpture currently underway; Bravo Grant deadline June 30, 2021.

Next meeting – Monday, June 7, 2021 at 5:30pm.

## **6. ADJOURNMENT**

SAND/MALLICOAT motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 5:47 pm.

Jennifer Bartles  
Recording Secretary