



**AGENDA
BOARD OF ADJUSTMENT
SPECIAL MEETING**

CITY HALL
CITY COUNCIL CHAMBERS
5160 MAPLE DRIVE, SUITE B
PLEASANT HILL IA 50327-8440

THURSDAY, JULY 12, 2018
5:30 PM

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES OF JUNE 7, 2018 MEETING
4. SPECIAL USE REQUEST

A request for a special exception from the requirements of the fence and wall ordinance in Chapter 166, Section 04, Article 9.B has been filed by Jay Peters owner of property located at 1100 Pleasant Hill Blvd to allow for barbed wire to be included in a new fence installation.

The property identified in the petition is legally identified as:

PARCEL E BEG SE COR LT 3 THN S 524.91F NW 566.03F
N 524.91F SE 566.03F TO POB OL X BIANCHI AUDITORS
PLAT

And locally known as:

1100 S Pleasant Hill Blvd

Zoned:

I-3 Heavy Industrial

5. SPECIAL USE REQUEST

A request for a special use permit has been filed by OMG Midwest, Inc d/b/a Hallett Materials for a 20 year permit to mine sand and gravel materials and process concrete and asphalt recycle materials on the below listed parcels in support of the proposed

Pleasant Hill Boulevard and Vandalia Road Intersection Project, Southeast Connector Project, and Youngstown Trail Project per the June 12, 2018 agreement between the City of Pleasant Hill and OMG Midwest, Inc d/b/a Hallett Materials.

LOT 17, EXCEPT ROAD, AND LOTS TWENTY-SEVEN (27), EXCEPT THAT PART TAKEN BY CONDEMNATION RECORDED IN BOOK 7136, PAGE 508 AND TWENTY-EIGHT (28) IN THE OFFICIAL REPLAT OF THE N ½ OF SECTION 9 & THE S ½ OF SECTION 4, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., NOW INCLUDED IN AND FORMING A PART OF THE CITY OF PLEASANT HILL, POLK COUNTY, IOWA, AND EXCEPT PARCEL "A" AS SHOWN IN THE PLAT OF SURVEY RECORDED IN BOOK 14925, PAGE 979 IN THE OFFICE OF THE RECORDER OF POLK COUNTY, IOWA.

AND

EXCEPT PARCEL E, THE NORTH 420 FEET, EAST 420 FEET, WEST 453 FEET (END OF EXCEPTION) AND EXCEPT SOUTHEAST OF LINE BEGINNING 1139.2 FEET WEST OF THE NORTHEAST CORNER THEN SOUTHERLY 1432.4 FEET, SOUTHWESTERLY 1014.9 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE, RAILROAD BEING 437.05 FEET, SOUTHEASTERLY OF WEST LINE OF THE SOUTHWEST QUARTER (END OF EXCEPTION). THE SOUTHWEST QUARTER NORTH OF RAILROAD, LESS ROAD, SECTION 9, TOWNSHIP 78, RANGE 23.

And locally known as:

601 S Pleasant Hill Blvd and other properties to the south

Zoned:

R-3 Townhome Row Dwelling and I-3 Heavy Industrial

6. ADJOURNMENT

Board of Adjustment meets on the first Thursday of the month on an as needed basis.