

Pleasant Hill Planning and Zoning
Special Meeting
March 18, 2019

1. CALL TO ORDER/ROLL CALL

Pleasant Hill Planning & Zoning Special Session was called to order at 5:30pm on March 18, 2019 at the City Council Chambers by Vice-Chairperson Williamson. Present: Jake Jacob, Pamela Mollenhauer, Kate Sand, and Keith Williamson. Absent: Mark Ackelson, Jan Higgins and Tim Mallicoat.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES FEBRUARY 4, 2019 REGULAR SESSION

SAND/JACOB moved to approve the February 4, 2019 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION

None.

5. BUSINESS ITEMS

The City Council approved the Master Plan for a new community park in November of 2016. The park was purchased in 2015 and is a 77-acre parcel located south and west of Four Mile Elementary School near SE 6th Ave and SE 68th St now named Hickory Glen Park. Initial funding for development of the park has been budgeted and several grants have been awarded for the project to leverage City dollars. The City is currently under contract with Confluence for the design of Phase 1 of the project.

The attached site plan has been submitted which details the first phase of construction. The site is zoned A-1 agricultural and the park project is an appropriate use of the site. Phase one includes roadway and utility installation, storm water detention including the creation of detention ponds, grading of the southeast portion of the site for soccer fields, parking lot installation, and landscaping. The project is proposing a new roadway named Red Fox Road, to connect SE 6th Street on the west side of Four Mile Elementary School to SE 68th Street which will include two roundabouts for the future intersections of additional roadways. The connection at SE 68th Street will match the future roadway network of the Peter's Ridge development that Planning and Zoning Commission has previously recommended approval. The City and School District negotiated a property exchange to facilitate the construction of the roadway and clean up the property boundaries and clarify long-term maintenance for the park project. A 10' trail will be constructed on the southwest side of the roadway. A parking lot will be added on the east side of the property which provides 116 parking stalls including handicapped spaces. Water, sanitary sewer, storm sewer and electrical utilities will be extended through the site to serve the first phase of development as well as be stubbed to facilitate future phases of the park project. The landscaping is detailed on the planting plan and includes approximately 120 new trees to be installed. The landscaping plan meets the City's newly adopted landscaping and buffering ordinance.

No structures will be added with the first phase and the facility will be served by portable toilets which will be screened by an enclosure. Trash facilities will have similar screening and a location for a future shed is identified but not planned for construction with the initial phase.

The Parks and Recreation Commission considered the site plan at their February meeting and recommended approval. Construction documents have been reviewed by staff and engineering and are out for bid. A bid opening for the project will be held on April 3rd with the anticipation that the project will be awarded to a contractor at the April 9th, 2019 City Council meeting.

Commissioner Jacob asked about the number of soccer fields planned. City Staff responded there are three large fields that can also be configured into small fields for younger players. Also discussed was the number of parking spaces, which is standard for soccer fields. As additional phases are completed, more parking will be included. Long term there will be permanent restroom facilities; sanitary sewer lines will be installed in the early phases. The school will be modifying the fencing by the school. Construction bids are due on April 3, 2019 allowing the school to use the fields on the south side through the end of spring season, approximately June 1. The city recently received additional grant money in the amount of \$80,000 bringing the total grants to just over \$300,000. The City Council has approved the budget for the first phase of the park.

MOLLENHAUER/SAND – motioned to recommend to approve Hickory Glen Park - Site Plan. Ayes: Unanimous. Motion carried.

6. DIRECTOR'S REPORT

Community Development Director Sturms stated that a pre-construction meeting has been held regarding the Youngstown Trail Phase 2 project. It is anticipated work will start in June as the contractor will be using fill-dirt from another project that is in progress.

The Meacham Drive west extension project was awarded with City Council approval on March 12, 2019. The contractor, Sandstone Management, plans to start work as soon as the weather permits. The contractor for the east part of Meacham plans to complete cement work as soon as weather allows.

Woodland Drive, connecting Pleasant Ridges Estates to SE 55th St, road project contract was awarded to Sandstone Management at the March 12, 2019 City Council meeting.

The Public Arts Commission has completed presentations by two artists for the art piece to be installed in the roundabout on 70th Street. They are currently working toward a fund raising campaign before recommending an artist for approval by City Council.

SE Connector construction activity should resume soon, based on weather.

Thursday and Friday, March 21 and 22, 2019, the architect for the proposed public safety facility will be holding an open house, open to the public. Commissioner Mollenhauer is the P&Z representative for the facility committee.

Commissioner Mollenhauer discussed the concerns she has received regarding the roundabout and problems with snow removal this winter. It was also reported that the cement had been damaged over the winter. City Staff reported that this has been a learning experience and next year Public Works will be installing snow fence in the area to reduce the amount of blowing snow in the area. The roundabout design in the park have been revised in response to the newly constructed roundabout.

Commissioner Williamson discussed a recent documentary on PBS that used a drone to show different areas throughout the state of Iowa. One of the sites had a grain elevator that had pictures of prominent people from Iowa painted on it. He suggested that consideration should be given to adding art to the grain elevator on the south side of the city, particularly with added activities coming to that area with the SE connector, if it could be permitted and approved.

Next meeting is a regular session on April 1, 2019.

7. ADJOURNMENT

JACOB/MOLLENHAUER motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 5:50 pm.

Cindy Konrad
Recording