

Pleasant Hill Planning and Zoning
Regular Session
April 1, 2019

1. CALL TO ORDER/ROLL CALL

Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30pm on April 1, 2019 at the City Council Chambers by Chairperson Ackelson. Present: Mark Ackelson, Jan Higgins, Jake Jacob, and Kate Sand. Pamela Mollenhauer arrived at 5:45pm. Absent: Tim Mallicoat, and Keith Williamson.

2. APPROVAL OF AGENDA

City Staff requested to review item 5b before 5a.

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

3. APPROVAL OF MINUTES MARCH 18, 2019 SPECIAL SESSION

SAND/JACOB moved to approve the March 18, 2019 Special Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION

None.

5. BUSINESS ITEMS

A. PRELIMINARY/FINAL PLAT – MATT’S ACRES –

Preliminary and final plat for Parcel H and Parcel P of a 3.78-acre property located at the corner of SE 64th St and SE Sunlight Dr, owned and occupied by Charles Beattie, to be known as Matt’s Acres. The plat proposes a new lot configuration to dissolve the parcel line between Parcel H and P and create two new lots to front SE 64th St, creating Lot 1, 2.18-acres, to contain the existing single-family structure, and Lot 2, 1.6-acres, to be a vacant single-family property for future development by Mathew Beattie. The plat shows no new water utilities, sanitary sewer extensions, or new roadway improvements. The zoning for the west sections of the proposed lots will remain R1-90 and R-4 for the remaining east sections. The differences between the two zoning districts are minor and would have little impact on future development and will be included in a City initiated Zoning Map update to rezone both lots to a single zoning district for single family residential.

Chairperson Ackelson stated parcels were originally separated for future road development, which was later relocated. Commissioner Higgins stated the proposed plat seemed straight forward.

HIGGINS/SAND – motioned to recommend to approve Matt’s Acres – Preliminary/Final Plat. Ayes: Unanimous. Motion carried.

B. PRELIMINARY/FINAL PLAT – RISING RIDGE PLAT 1–

Preliminary plat and final plat for approx. 60 acres of vacant land generally located west of NE 70th St and north of NE Rising Sun Dr and south of University Ave, owned by All Points Development, and recently zoned C-2. Proposed plat provides for three outlots and two street lots, dedicating the right-of-way needed for the Meacham Drive West.

The Meacham Drive West project will include approximately 1.5-mile of roadway west of NE 70th St; a 10-foot trail on the south side of Meacham; a new street, NE 67th St, providing

access to the property; and the addition of a turn lane on NE University Ave. The roadway improvements are planned to facilitate the development on the property as well as adjacent property owners. Proposed outlots will need further subdivision prior to development which will be required to come forward with an additional plat for the Commission to review.

Commissioners, City Staff, and Snyder Engineer Eric Cannon discussed the City's use of Outlot Y for new Public Safety Facilities including proposed phasing of facility parking; design strategies for anticipated future growth and expansion; safety requirements and best practices regarding evidence storage, public access areas, suspect handling, staff facilities and entrances, and reasoning for separate building for Auxiliary Fire Department building; building and site concepts; and current project status and schedule. Commissioners, City Staff, and Cannon discussed regional detention concept; owners, allowed uses, and potential development of surrounding area; and Iowa DOT regulations regarding access points along Highway 163.

HIGGINS/SAND – motioned to recommend to approve Rising Ridge Plat 1 – Preliminary/Final Plat. Ayes: Unanimous. Motion carried.

C. UPDATE TO CHAPTER 104: STREAM BUFFER PROTECTION AND MANAGEMENT

–

Commissioners and City Staff discussed proposed updates to Chapter 104 Stream Buffer Ordinance and ordinance being the basis of other Metro Area Stream Buffer Ordinances, creating consistency throughout the Metro Area. Discussion included better defined stream categories and addition of location map; clarification of ownership, maintenance policies, ingress-egress easements, and marking of buffered areas; allowance of public use based on location, slope, and ease of access; anticipated ratio of city owned buffers vs easements; and map of city owned buffers.

MOLLENHAUER/HIGGINS – motioned to recommend to approve updated Chapter 104: Stream Buffer Protection and Management. Ayes: Unanimous. Motion carried.

6. DIRECTOR'S REPORT

Updated Zoning Maps handed out.

Public Safety Building public input sessions were held last week. Commissioners and City Staff discussed public sessions; design concepts; site layout; regional detention system; phasing of parking and future expansion capabilities; floor plans, public vs staff spaces and entrances; site choice in regards to response time requirements; healthy working environments and ADA; renovation of current building on Maple Dr; and LOSST funding for the project.

Next meeting is a regular session on May 6, 2019.

7. ADJOURNMENT

JACOB/SAND motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 6:20pm.

Jennifer Bartles
Recording