1. CALL TO ORDER/ROLL CALL
Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30 pm on Monday, April 17, 2023 by Chairperson Sand. The City Council Chambers were open and available to the public. Present: Jeromy Geiken, Tim Mallicoat, Pam Mollenhauer, Kate Sand, and Jeffery Vroom. Absent: Keith Williamson; Meredith Emory arrived 5:45pm.

2. APPROVAL OF AGENDA
GEIKEN/MALlicoAT moved to approve the agenda. Ayes: Unanimous, 5-0. Motion carried.

3. APPROVAL OF MINUTES MARCH 6, 2023 REGULAR SESSION
GEIKEN/MOLLENHAUER moved to approve the March 6, 2023 Regular Session minutes. Ayes: Unanimous, 5-0. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS
A. SITE PLAN – SE POLK BUILDING AND GROUNDS EXPANSION
Site plan submitted for a small section of the 72.8-acre parcel located at 8415 NE University Avenue, zoned A-1 Agricultural / Open Space, owned by the SE Polk School District, for the removal of existing administrative building and construction of a new building and grounds warehouse.

Proposed site improvements include 9,692 sq. ft. building; 24 staff parking stalls; 15 bus stalls; 8-ft chain link security fence connecting to existing perimeter fence with access gates south of the site for maintenance vehicle; access via existing frontage road to other school campus buildings and abutting city streets; sidewalks between the bus parking and warehouse; new stormwater detention basin; existing sanitary sewer line; new water meter pit and extension of existing water main; new fire hydrant assembly near the entrance to the site; and landscaping plan meeting parking lot landscape and screening requirements.

MALLICOAT/GEIKEN motioned to recommend approval of SE Polk Building and Grounds Expansion – Site Plan subject to pending staff and engineering comments. Ayes: Unanimous, 5-0. Motion carried.

B. COMMUNITY SURVEY RESULTS
City Communication Specialist Candace Bell discussed recent community survey results.
• 460 surveys (300 goal); record response; small margin of error; all neighborhoods representative; compared to census-good representation of residents; overall great representation of the community based on respondent locations.
• Very positive view of city – feel safe; quality of life; appearance of city, facilities, and Library; and quality of services.
• No pockets of dissatisfaction - older neighborhoods neutral about the streets; yearly patching by public works; benchmark topics well above region and national averages.
• Growth & Development Planning – 60% satisfaction quality of residential development; 57% “just right” regarding rate of growth in Pleasant Hill; 26% feel growth is “too slow”; 15% feel growth is “too fast”; business diversity is weakest score.
• Investment Priorities – condition of city streets highest priority; data helps council determine what projects get priorities; economic development identifies businesses and recreation amenities.

Commissioners and City Staff discussed results availability; response mapping; respondent demographic vs census data; nice even spread and representation of the city; qualitative vs quantitative responses; and survey processes.

6. DIRECTOR’S REPORT
• Next meeting – May 1, 2023 at 5:30 pm.
• Street Patching - Hickory Blvd has started.
• Doanes Park - restriping of tennis courts for 2 pickleball and 2 tennis courts beginning; approx. 2-week project.
• Splash Pad at Doanes Park - construction beginning soon; mid-summer target completion date.
• Meacham Place Park – contract awarded; phase 1 starting soon.
• Comprehensive Plan – Confluence awarded contract; meetings will begin soon and commission will be engaged in the process.

7. ADJOURNMENT
GEIKEN/MOLLENHAUER motioned to adjourn. Ayes: Unanimous, 6-0. Motion carried. Meeting adjourned at 5:59 pm.

Jennifer Bartles
Community Development Clerk