

Pleasant Hill Planning and Zoning
Regular Session
June 3, 2019

1. CALL TO ORDER/ROLL CALL

Pleasant Hill Planning & Zoning Regular Session was called to order at 5:30pm on June 3, 2019 at the City Council Chambers by Chairperson Ackelson. Present: Mark Ackelson, Pam Mollenhauer, Kate Sand, and Keith Williamson. Absent: Jan Higgins, Jake Jacob, and Tim Mallicoat.

2. APPROVAL OF AGENDA

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

3. APPROVAL OF MINUTES MAY 6, 2019 REGULAR SESSION

MOLLENHAUER/SAND moved to approve the May 6, 2019 Regular Session minutes. Ayes: Mollenhauer, Sand, and Williamson. Abstain: Ackelson. Motion carried.

4. TIME TO ADDRESS THE COMMISSION

Chairperson Ackelson stated Commissioner Higgins's term was ending and she would not be renewing her 5-year term. Persons interested in applying for vacant Commissioner seats may submit their application to City Staff.

5. BUSINESS ITEMS

A. FINAL PLAT – SUNRISE POINTE PLAT 5 –

Final plat for property generally located east of NE Wildflower Drive and north of SE Sunsplash Drive, part of the Sunrise Pointe PUD Master Plan approved in 2004 and amended in 2014, owner and developer is Jerry's Homes, to be known as Sunrise Pointe Plat 5. Final plat will include the addition of 35 single-family lots ranging between 60' to 70' wide; new public utility, water main, and sanitary sewer easements; new roadway improvements; extension of NE Dorr Drive and NE Sunlight Drive; and 6' wide concrete walkways along each street. The public improvements are nearing completion and outstanding items will be completed prior to City Council's consideration of the Final Plat.

Commissioners Mollenhauer, Williamson, and City Staff discussed smaller size of lot 4 still being within PUD requirements; possibility of future development to east; and future extension of Sunlight Drive as collector street to accommodate anticipated traffic volume increase as development continues.

WILLIAMSON/SAND– motioned to recommend to approve Sunrise Pointe Plat 5 – Final Plat. Ayes: Unanimous. Motion carried.

B. PRELIMINARY PLAT & FINAL PLAT – DEMOSS WOODS –

Preliminary plat and final plat for approximately 2.05 acres of vacant land, generally located south of Fairview Drive and east of the Gay Lea Wilson Trail, owned by Mike and Aly DeMoss, zoned R-2, to plat the parcel to a buildable lot under the name DeMoss Woods, allowing for the construction of single family residence.

The plat includes several proposed easements to accommodate overhead electrical lines, public utilities, and surface water flowage; installation of a 15" storm culvert pipe to maintain the current flow of water across the property and allow for water to flow under driveway; extension of existing water main to the west per Des Moines Water Works

standards and requirements; and combination of gravel and concrete drive with the conditions that any vehicle parking will occur only on the asphalt or concrete paving section, property owner will be responsible for removal of any gravel or debris that migrates onto the public street, and access paving to approximately 20' south of the right-of-way line.

Commissioners, ABACI Consulting Engineer/Surveyor Mark McMurphy, Owner Aly DeMoss, and City Staff discussed proposed culvert size vs volume of storm water drainage and placement in regards to driveway; DNR Stormwater Permit requirements and project area; preservation of as many trees as possible; existing sidewalk; proposed driveway, areas of concrete vs gravel, future plans for a complete paved drive, parking requirements, and owner responsibility for any gravel tracked onto street; and use of overhead utility access.

MOLLENHAUER/SAND – motioned to recommend to approve DeMoss Woods – Preliminary Plat & Final Plat. Ayes: Unanimous. Motion carried.

C. PRELIMINARY PLAT & FINAL PLAT – THE WOODS AT PLEASANT HILL –

Preliminary plat and final plat for approximately 4.34 acres of vacant land generally located adjacent to the Cottages of Pleasant Hill, owned by The Woods of Pleasant Hill, LLC, zoned R-3, to subdivide the property into two outlots, with the intention of tying the parcels to adjacent properties via lot tie agreement. Outlot X is to be sold and joined to Lot 15 of Hurd's Hickory Heights Plat 7 and Outlot Y is to be joined with Parcel A, which is the Cottages of Pleasant Hill apartment complex to the north. The lot tie agreements will be completed concurrently with the recording of the final plat. No public improvements will take place and the outlots will remain unbuildable through this platting process. The outlots would need to be replatted as buildable lots prior to any future development on the property.

Commissioners and City Staff discussed lack of access to proposed outlots; lot tie agreement requirements; and intended use of proposed lots.

WILLIAMSON/MOLLENHAUER – motioned to recommend to approve The Woods at Pleasant Hill – Preliminary Plat & Final Plat. Ayes: Unanimous. Motion carried.

D. UPDATED ZONING MAP –

At the May 6, 2019 meeting, the Commission recommended approval of modifications to Chapter 167 Zoning District Regulations and Performance Standards. In anticipation of the final reading of the changes to occur at City Council in June, the City needs to update the adopted Zoning Map to accurately reflect the changes to the district names.

Commissioners and City Staff discussed annexation plans for the Elk Ridge development; next steps to updates including parcel-by-parcel rezoning to reflect current uses; and discussions between City Staff and the City of Altoona regarding future development of adjacent properties, topography in regards to utilities and services, and commerce park vs residential land usage.

SAND/MOLLENHAUER – motioned to recommend to approve Updated Zoning Map. Ayes: Unanimous. Motion carried.

6. DIRECTOR'S REPORT

Applications are due in June for open Commission seats.

Grading has begun at Lexington Park and entire site will be graded as part of phase 1.

Maple Drive ADA improvements and trail installation will begin next week. Patching projects also beginning next week.

Youngstown Trail installation along Parkridge Ave to Pleasant Hill Blvd scheduled to begin next week.

Farmer's Market Kick-off is tonight and the market will be held Monday nights throughout the summer.

Public Safety building and site plan drafts are being reviewed with anticipated presentation at the August meeting.

Proposed Subdivision and a Site Plan of the property located at 5041 E. University Ave has been submitted for staff review and will be on the agenda in the near future.

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

7. ADJOURNMENT

MOLLENHAUER/SAND motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting was adjourned at 6:04 pm.

Jennifer Bartles
Recording