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

2. APPROVAL OF AGENDA
WILLIAMSON/MALLICOAT moved to approve the agenda. Ayes: Unanimous. Motion carried.

3. APPROVAL OF MINUTES MAY 1, 2023 REGULAR SESSION
MOLLENHAUER/MALLICOAT moved to approve the May 1, 2023 Regular Session minutes. Ayes: Unanimous. Motion carried.

4. TIME TO ADDRESS THE COMMISSION
None

5. BUSINESS ITEMS
   A. RIGHT-OF-WAY VACATION – NE 62ND STREET
   Vacation plats for 60' right-of-way of NE 62nd St and parallel 15' public utility easement; subsequent disposition to adjacent owners to allow greater use property; achieve the proposed size of the development for Edencrest and Hawthorne Townhomes project; and provide for future roadway connections.

   MALLICOAT/VROOM motioned to recommend approval of NE 62nd Street Right-of-Way Vacation. Ayes: Unanimous. Motion carried.

   B. PRELIMINARY PLAT – THE CROSSING AT PLEASANT HILL
   Preliminary plat for 23.51-acres of vacant land generally located east of NE 60th St, north of Martha L. Miller Dr, and south of E University Ave, zoned C-2 Regional Commercial, owned by The Crossing at Pleasant Hill, LLC, to subdivide for future commercial development.

   Proposed plat to contain 14 lots of varying sizes; deceleration lane off of E University Ave, connecting E University Ave to the existing Martha L. Miller Dr via NE 62nd St, and private frontage road connecting NE 62nd St to NE 64th St; lots 1-6 access via Martha L Miller Dr; lots 7-14 access via proposed frontage road; portion of the NE 62nd Street right-of-way to be vacated and platted with new alignment with the final plat for The Crossing at Pleasant Hill; extension of water and sanitary sewer; stormwater detention via basins and temporary swales to be modified during the site plan process with individual lot development.

   Commissioners, CEC Engineer Cody Weaver, City Engineer Brandon Niebuhr, and City Staff discussed DOT restrictions regarding Hwy 163 access points; future street layouts, connections, intersections, and development logistics; site grading; and landscaping plans to be determined at individual lot development.
WILLIAMSON/VROOM motioned to recommend approval of The Crossing at Pleasant Hill – Preliminary Plat subject to remaining staff and engineering comments. Ayes: Unanimous. Motion carried.

WILLIAMSON/MOLLENHAUER motioned to recommend approval of NE 62nd Street Right-of-Way Vacation. Ayes: Unanimous. Motion carried.

6. DIRECTOR’S REPORT
   • Next meeting – July 10, 2023 at 5:30 pm
   • Arbor Lake Trail – Trail connection across dam for association; approved administratively.
   • Mister Carwash – Water line upgrade to increase site water pressure; minor site plan approved administratively.
   • Hickory Blvd Overlay/patch – Large portions completed
   • Splash Pad – Ribbon cutting June 24th
   • Youngstown Trail – Pine Valley project section – nearing SE 6th; should be done in a few weeks
   • RAISE Grant for MLK extension – Joint application between Des Moines and Pleasant Hill; funding results to be announced by the end of the month
   • Hickory Glen Pavilion – Nearing completion
   • Comprehensive Plan – Joint meeting with Council August 15th

7. ADJOURNMENT
MALLICOAT/VROOM motioned to adjourn. Ayes: Unanimous. Motion carried. Meeting adjourned at 6:01 pm.

Jennifer Bartles
Community Development Clerk