

ALTOONA PLANNING AND ZONING COMMISSION MEETING
June 25, 2013 -6:30 PM
Altoona City Hall

Members Present – Scott Henry, Allison Hay, Dan Dove, Eric Gjersvik, Jill Pudenz, and Anne Lohmeier.

Members Absent – Dan Narber

Staff – John Shaw, Chad Quick, Matthew Pierce (Intern)

Guests – Keith Denner (Professional Property Management), Erik Nikkel (Snyder & Associates), Roger Silver (Nilles Associates), Greg Judas, Mike Bails, Doug Teuber, Doyle Ables, Mike Warren, Zach Abild (Septagon Construction), Margie Schaffner, Judy Battani, Sandy Rogers, Bob Battani, LeAnn Stevens, Tom Houquette, Terry Warren, Luann Ruterbeck, Dian Harrigan, Janie Lynch, Bill Sowder, Dean Stomley, Jerry and Kim Burrows, Karen Armstrong, Craig Johnson, Councilman Mike Harmeyer, and others not signing in.

Henry called the meeting to order at 6:30 p.m., roll call was taken with all members present except Narber.

#1 Continue public hearing, consideration and recommendation of a development plan amendment for Eagle Creek Estates to change 12 townhome unit lots into 10 single-family home lots.

Mike Warren, Owner/developer, is requesting to change a duplex planned for Lots 37/38 into a single family unit which will be part of the homeowners association. They are not ready to proceed with the remainder of the area as they are still working with the homeowners association. Shaw noted that this is a portion of the original proposal but not it's entirety. Sandy Rogers, 1025 25th Avenue SW, said they were okay with this conversion but want no action on the rest of the development plan.

Motion by Lohmeier to recommend approving the development plan amendment allowing the conversion of Lots 37/38 of Eagle Creek Estates from a duplex style building to a single-family townhome that will be part of the homeowners association. Seconded by Dove. Votes: Yes – Lohmeier, Dove, Pudenz, Hay, Henry, Gjersvik; No – none. Motion approved 6-0.

#2 Consideration and recommendation of a preliminary plat for Eagle Creek Estates Plat 2.

Conversion of Lots 37/38 of Eagle Creek Estates from a duplex style building to a single-family townhome that will be part of the homeowners association.

Motion by Lohmeier to recommend approval of the preliminary plat. Seconded by Dove. Votes: Yes – Lohmeier, Dove, Pudenz, Hay, Henry, Gjersvik; No – none. Motion approved 6-0.

#3 Public hearing, consideration and recommendation of a development plan amendment for Meadowglade Townhomes to change from 23 attached townhome units to 21 detached townhome units.

Greg Judas, IVEST Group, and Roger Silver, Nilles Associates, presented the plan amendment. This plan is two lots less than the existing plan. A neighborhood meeting was held and 7 of the 12 homeowners were represented. Homes are about 1,400 to 1,800 square feet in size, similar to

the existing units. They showed floor plans and exterior wall elevations, which will compliment the existing homes. The price range is \$199,000 to \$209,000 and more with finished basements. Silver said there is no need to expand storm sewer. Setbacks are same off the private street, same for the perimeter too. Jayne Lynch, 1340 Rosa Drive, asked why going away from the two-family to single-family buildings. Judas said these are owner-occupied and should sell faster.

Motion by Dove to recommend approval. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Gjersvik, Hay, Henry, Lohmeier; No – none. Motion approved 6-0.

#4 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment request from Hawkeye Development to change approximately 11.43 acres from low density residential to medium density residential. The property is part of the Altoona Village Development Plan and is zoned R-5 (PUD). Mike Bails, Hawkeye Development of North Liberty, Iowa, discussed the project. They feel there is a need for owner-occupied housing that is affordable, in the \$180,000-\$250,000 range. The zero lot line allows the buyer to save land costs. They have a variety of unit styles. There will be no homeowners association with this project – each owner will maintain their own lot. Units are offset so it is clear where each unit ends. The project will have property covenants and some restrictions. Henry asked why this will work now, here. Bails said it is different project. He said they will do speculation home but they will be customized, there will be some variety.

Don Stromley, 1502 4th Street NW, questioned saying they are being proposed as owner-occupied but they could be rented. Stromley also concerned about traffic. Bails said they would build 4-5 units to begin, but can't commit to certain styles. The developer would like to start this fall with construction. Bill Sowder, 1316 Rosa Drive, said folks will not know the difference between these and duplexes. He's concerned about these units selling in the future and then turning into rentals. Jane Lynch, 1340 Rosa Drive, asked about density and Shaw explained the medium density. She said she is opposed to the project and style of homes. Diane Harrigan, 1344 Rosa Drive, is opposed to the project. Tim Houlette, 1328 Rosa Drive, doesn't want to look at their neighbor's wall. Has many concerns about storm water, sidewalks, unit ownership, and is opposed to the project. Nela Sowder, 1316 Rosa Drive, is opposed to the project, has traffic and visual concerns. John Robinson, 308 Village Circle asked and Bails said a price analysis shows that prices have increased in their other developments. Robinson said he is opposed.

Pudenz noted that wall will be wall no matter what is build there. Ground just now came up for sale and at some point a project will be constructed here. Lohmeier said that the Commission and City tries to maintain high standards for development and something will be on that land.

Sowder clarified he is not opposed to development, just does not like the idea of duplex-style homes with longer walls. Henry asked if there had been any consideration of phasing the single-family against the existing homes. Shaw noted traffic shouldn't be a concern with 17th Avenue and 4th Street NW as collector streets. Lohmeier said she likes North Liberty but would be more comfortable with somewhere between 33 to 64 units. Pudenz noted the difference in markets too. Gjersvik asked and Bails said that they would plat it all at once.

Dove moved to recommend denying the comprehensive plan land use map amendment. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Henry; No – Gjersvik, Lohmeier, Hay. Motion denied 3-3. No further action was taken by the Commission.

#5 Public hearing, consideration and recommendation of a development plan amendment request from Hawkeye Development for Adventure Village to change approximately 11.43 acres from 33 single-family residential to 64 zero lot line townhomes, and to reduce the minimum lot frontage from 85 feet to 80 feet. The property is part of the Altoona Village Development Plan and is zoned R-5 (PUD). No new discussion.

Motion by Henry to continue the public hearing. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Hay, Dove, Gjersvik, Pudenz; No – none. Motion approved 6-0.

#6 Public hearing, consideration and recommendation of a development plan amendment for Altoona Meadows to allow limited residential uses on the first floor of the proposed mixed use (commercial and residential) buildings.

Keith Denner, PPM, is proposing a mixed use buildings to include residential and commercial uses. The commercial uses planned are fitness center, laundry, community room, and the office for the complex. At least 50% of the first floor space will be commercial uses. Shaw noted the original plan for the property was for commercial uses but residential would be allowed above. Denner said he needs some flexibility, not knowing the exact renters of the commercial space. Shaw suggested we move forward with “conditional” zoning – basically moving forward but coming back to P&Z and City Council if major changes occur. Also need to delineate space on the occupancy permit. The project will include up to 103 residential apartment units on the 5.05 acres (prior to land being dedicated to the City for ROW).

Henry moved to recommend approval with up to 50% of the combined first floors as residential (dwelling units) use. Wall lines shall be shown on occupancy permit and if major change it will come back to P&Z and City Council. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Dove, Hay, Pudenz, Gjersvik; No – none. Motion approved 6-0.

#7 Consideration and recommendation of a preliminary plat for Ironwood South Plat 2.

Emily Harding, Civil Design Advantage, presented the plat. It is a 34-lot single-family residential plat that extends 24th Street SW to the west and 3rd Avenue SW to the south. Minor issues on the plat and working out the park/open space area. City would like to see more width.

Lohmeier moved to recommend approval of the plat subject to correcting deficiencies prior to City Council. Seconded by Henry. Votes: Yes – Lohmeier, Henry, Dove, Hay, Gjersvik, Pudenz; No – none. Motion approved 6-0.

#8 Consideration and recommendation of a site plan for Interstate Batteries.

Erik Nikkel, Snyder & Associates, presented the site plan. They are adding a 3,000 addition onto the east side of the building, paving the parking lot, adding some brick to the south and east sides. They are requesting a waiver of the ADS since this is an addition to an existing building.

Hay moved to recommend approval of the site plan subject to deficiencies. Seconded by Dove. Votes: Yes – Hay, Dove, Pudenz, Lohmeier, Gjersvik, Henry; No – none. Motion approved 6-0.

#9 Public hearing, consideration and recommendation of an ordinance amendment to Chapter 168.10 to allow outdoor display of merchandise in the C-4 (Village Commercial) zoning district when the display is on private property.

Shaw noted the request is from a Council work session. Display would only be on private property but written as display must be taken down at the end of business day. Gjersvik noted is easement then merchandise could not be displayed. Discussion about end of business day.

Henry moved to recommend the ordinance change. Seconded by Dove. Votes: Yes – Henry, Dove, Pudenz, Lohmeier, Hay, Gjersvik, No – none. Motion approved 6-0.

#10 Public hearing, consideration and recommendation or an ordinance amendment to Chapter 159 to change the requirements for electronic message display signs.

Shaw noted the proposed language. Council wants to review. Electronic message signs could not change more than every eight seconds per the revised language. Still does not allow animated signs except for C-6 and C-4. Eight seconds came from the Council as a poll of other cities. Councilman Harmeyer said he had heard from businesses complaining about signage. Also had concerns about the way the proposed ordinance was written. Jim Tuttle, owner of Sage Tree, said signs have a purpose. Doyle Ables, 305 4th Ave SE and Craig Johnson, Petsakes manager, expressed concerns about signage in general.

Henry asked Councilman Harmeyer if he could see to it that a sign committee is established to review the entire sign ordinance.

Henry moved to recommend approval of the ordinance language. Seconded by Dove. Votes: Yes – Henry, Dove, Gjersvik, Pudenz, Lohmeier, Hay; No – none. Motion approved 6-0.

#11 Minutes of the May 28, 2013 meeting.

Lohmeier moved and Hay seconded to approve the minutes. Votes: Yes – Lohmeier, Hay, Dove, Pudenz, Henry; No – none; Pass – Gjersvik. Motion approved 5-0-1.

Old Business – None.

New Business – None.

Meeting adjourned at 8:50 p.m. Next meeting July 30, 2013 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner