

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**August 27, 2013 -6:30 PM**  
**Altoona City Hall**

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

Members Absent – Jill Pudenz.

Staff – John Shaw, Chad Quick

Guests – Mike Warren, Terry Warren, Mark Kolstead, Kari Warnick, Steve Hanson, Don and Cheryl Timmins, Dave and Eileen VandenBaard, Bob and Judy Battani, Bernard Jennisch, Paul Friedrickson, 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 Pudenz.

#1 Public hearing, consideration and recommendation of a rezoning request from Franzen-Altoona-I80 Partnership to rezone approximately 2.68 acres from A-1 (Agricultural) to M-1 (Limited Industrial). The property is generally located at the east end of Adventureland Drive NE. Eric Cannon (Snyder & Associates) presented the request to rezone the property. It is an easterly extension of Adventureland Drive NE.

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

#2 Consideration and recommendation of a preliminary plat for Franzen Plat 5. Eric Cannon (Snyder & Associates) presented the plat. It is a one lot plat for a planned trucking warehouse. Henry asked and Shaw addressed that the developer has requested to not install the street and utilities as this time. No legal documents have been submitted yet.

Motion by Dove to recommend approval of the plat subject to deficiencies and resolution of the extension of street and utilities with City Council. Seconded by Lohmeier. Votes: Yes – Dove, Lohmeier, Hay, Narber, Gjersvik, Henry; No – none. Motion approved 6-0.

#3 Consideration and recommendation of a final plat for Franzen Plat 5. No new discussion.

Motion by Dove to recommend approval of the plat subject to deficiencies and resolution of the extension of street and utilities with City Council. Seconded by Lohmeier. Votes: Yes – Dove, Lohmeier, Hay, Narber, Gjersvik, Henry; No – none. Motion approved 6-0.

#4 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment from Altoona Lots, LLC to change approximately 5.0 acres of property at the northeast corner of 1<sup>st</sup> Avenue South and 36th Street SE from commercial to low density residential. Eric Cannon (Snyder & Associates) presented the request to change land uses for a single-family residential development. The property is generally located east across 1<sup>st</sup> Avenue from Clay Elementary school.

Dove moved to recommend approval of the comprehensive plan land use map amendment. Seconded by Hay. Votes: Yes – Dove, Hay, Narber, Gjersvik, Henry, Lohmeier; No – None. Motion approved 6-0.

#5 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment from Altoona Lots, LLC to change approximately 28 acres of property at the northeast corner of 1<sup>st</sup> Avenue South and 36th Street SE from medium density residential to low density residential. No new discussion.

Dove moved to recommend approval of the comprehensive plan land use map amendment. Seconded by Hay. Votes: Yes – Dove, Hay, Narber, Gjersvik, Henry, Lohmeier; No – None. Motion approved 6-0.

#6 Public hearing, consideration and recommendation of a rezoning request from Altoona Lots, LLC to change approximately 51.46 acres of property at the northeast corner of 1<sup>st</sup> Avenue South and 36th Street SE from A-1 (Agricultural) to R-1 (Single-family Residential). Steve Hanson, 7510 NE 27<sup>th</sup> Avenue, said he would like to see dark sky compliant street lights. Shaw noted we have been working on that with MidAmerican Energy. Hanson asked about traffic lights and Shaw noted that they would probably be warranted in the future at 1<sup>st</sup> Avenue South and 36<sup>th</sup> Street.

Dove moved to recommend approval of the rezoning request. Seconded by Lohmeier. Votes: Yes – Dove, Lohmeier, Hay, Narber, Gjersvik, Henry; No – None. Motion approved 6-0.

#7 Consideration and recommendation of a preliminary plat for Fieldstone Plat 1. Eric Cannon (Snyder & Associates) presented the plat. It is 141 lots, single-family, storm water is handled in existing ponds. Cannon said that the developers would prefer to not put additional trail around the ponds. They would also like to not install the six-foot sidewalk along 36<sup>th</sup> Street at this time. Also said they are close to finalizing the purchase of the ground south of 30<sup>th</sup> Street SE. Lohmeier asked and Shaw noted the six-foot sidewalk is typical. Ponds are accessed via the trail system. Dave Harmeyer, Altoona Lots, side they believe the sidewalk along 36<sup>th</sup> Street will be torn out when the street is widened and improved to a city design and they are willing to provide cash now for the sidewalk. Their intent is not to get out of the responsibility, just don't think it's necessary now. They believe there is too much trail and think the trails will hurt sales.

Lohmeier moved to recommend approval subject to adding the control points, no extra trail needed around ponds, no sidewalk on 36<sup>th</sup> Street now but developer provides cash, working with the neighbor to the north to purchase/plat, and more conversations with the City about trail connections to neighborhoods. Seconded by Dove. Votes: Yes – Lohmeier, Dove, Hay, Narber, Gjersvik; No – Henry. Motion approved 5-1.

#8 Consideration and recommendation of a preliminary plat for Eagle Creek Estates Plat 3. Mike Warren, developer, presented the plat and said they were happy to announce they had an agreement with the Homeowners Association as of August 17<sup>th</sup>. Henry noted if P&Z approves the plat, it would be subject to City Council approval of the development plan amendment

pending for their action. The plat is for nine single-family detached homes instead of 10-biattached townhome units (five buildings). Mark Kolstead, said the plan is still the same, and that there is not a consensus of the HOA that they agree with this. Bob Battani 1005, 25<sup>th</sup> Avenue SW, is concerned with the ponds and the expense to repair. Mike Ryan, 1014 Eagle Creek Blvd, feels they are okay with the project. A vote was taken and majority voted in favor. Lohmeier noted it's a great development, feel there is a great transition between townhomes and single family.

Henry moved to recommend approval of the preliminary plat subject to Council approval of the development plan amendment and finalization of agreement between the Warren's and the homeowners association. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Gjersvik, Narber, Hay; No – Dove. Motion approved 5-1.

#9 Consideration and recommendation of a preliminary plat for JAS Construction. Vic Piagentini, AEC of Iowa, presented the plat. This plat completes the Board of Adjustment requirement to join a number of small parcels as one parcel.

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

#10 Consideration and recommendation of a final plat for JAS Construction. No new discussion.

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

#11 Consideration and recommendation of a site plan for JAS Construction. This is a site plan to demolish the existing buildings and construct one new steel storage building. Henry noted he does not like the gravel. Councilman Harmeyer, noted the plan is to use asphalt millings to park large equipment on. They will pave a new entrance to a point north of the intakes. They are also requesting an architectural design standards waiver because the metal storage building will be constructed prior to a future brick office building (which will set in front of the storage building). The standards don't allow metal on the public face of a building in the M-1 district. Gjersvik noted while looking at the plans that the parking stalls are also proposed as millings. Piagentini said the stalls would likely not be used until the office building is constructed but were necessary for employees.

Dove moved to recommend approval of the site plan subject to Council discussing time frames and that the building does not meet the ADS, and meeting other deficiency items. Seconded by Narber. Votes: Yes – Dove, Narber, Hay, Gjersvik, Lohmeier, Henry; No – none. Motion approved 6-0.

#12 Minutes of the July 30, 2013 meeting.

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

#13 Minutes of the August 13, 2013 meeting.

Henry moved and Dove seconded to approve the minutes. Votes: Yes – Henry, Dove, Lohmeier, Hay; No – none; Passed – Narber, Gjersvik. Motion approved 4-0-2.

Old Business – Shaw noted Council passed the first reading of the rezoning for the Ironwood Apartments, many neighbors were in attendance. The zero-lot line project was denied.

New Business – Shaw noted the end of the RFQ process for consultants for the comprehensive plan update. We're looking to focus on the work plan to get bid down to the budgeted amount. Next step is to get a committee appointed. Johnny's Italian Steakhouse is proposing to build around the lake in Prairie Crossing.

Meeting adjourned at 7:40 p.m. Next meeting September 24, 2013 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner