

ALTOONA PLANNING AND ZONING COMMISSION MEETING
September 24, 2013 -6:30 PM
Altoona City Hall

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

Members Absent – Eric Gjersvik.

Staff – John Shaw, Chad Quick

Guests – Savana and Troy Schneider, Denise Miller, Taylor Lawson, Jamie Link, Bob Kirby, Dustin Kono, Aaron Bjork, Isabel Smith, Sydney Albertson, Emily Rutenbeck, Mike Bails, Brad Kuehl, Brent Haverkamp, Erin Ollendike, Eric Grubb, Chad Christansen, Chad Alshouse, Les Lourens, Bo Knop, Kia Taylor, Drew Snyder, Erin Griffin, Councilman Harmeyer, Jon Gruber, Jason Salts, Mike and Diane Harrigan, 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 Gjersvik.

#1 Public hearing, consideration and recommendation of a rezoning request from Family Video Movie Club to change the zoning restrictions for their property at 501 8th Street SW to allow restaurant uses. The property is zoned Conditional C-2 (General Commercial). Denise Miller, Family Video, presented the request to remove a conditional zoning restriction to allow Family Video to convert about 1,550 sf of their store for a delivery/carryout pizza restaurant use. They have this same model in about 30 stores now with plans to expand. Henry asked and Shaw noted that the zoning restriction list provided to Commissioners is the current list. The restaurant would be carryout and delivery only, pizzas are hand tossed, made fresh everyday. Hours are 11am to 11pm Sunday-Thursday and 11am to midnight Friday-Saturday. Henry read an email into the record that staff had received from neighbor Hurst in opposition of the change. Hay asked and Miller noted that no new entrances are planned saying the other stores have not seen a large increase in traffic with the new use. Shaw noted and Miller answered saying this is a franchise of Family Video. Les Lourens, 702 5th Avenue SW, has lived next door to this property for 40 years. Wishes to keep the existing restrictions in place. Kia Taylor, representing Casey's General Stores, would like to see more study before a change. They have studied this area and have not instituted pizza delivery because of too much congestion at the intersection. Henry said he's concerned about traffic without a right-in/right-out. Lohmeier also said she's concerned about traffic. Lourens said it is very busy on Fridays and weekends.

Motion by Henry to recommend denying the request to change. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Dove, Narber, Hay, Pudenz; No – none. Motion to deny approved 6-0.

#2 Public hearing, consideration and recommendation of a development plan amendment request from Hawkeyes Development to change the side yard setback from eight feet to five feet for approximately 11.43 acres of 35 single-family residential units. The property is part of the Altoona Village Development Plan and is zoned R-5 (PUD). Mike Bails (Hawkeyes Development) presented the amendment and plat. This request is to change the side yard setback from eight feet to five feet. The change will allow them to construct some three car garages. Now this project is being proposed as entirely single-family residential, detached homes. There

are 35 lots. Diane Harrigan, 1344 Rosa Drive, wondered about the outlot for storm water. It is a dry basin. Mike Harrigan, 1344 Rosa Drive, has concerns about traffic in the area and rear yard sidewalks. The developer and the City will work with neighbors to resolve concerns about the rear yard sidewalks. Terry O'Connor, 301 Village Circle, had questions about his back yard. Now a single-family detached home will be constructed.

Motion by Dove to recommend approval of the development plan amendment. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Lohmeier, Hay, Narber, Henry; No – none. Motion approved 6-0.

#3 Consideration and recommendation of a preliminary plat for Cedar Springs Plat 1. No new discussion.

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

#4 Consideration and recommendation of a preliminary plat for Eastpointe Parkway Plat 4. Erin Griffin (Snyder & Associates) presented the plat. It's a one lot commercial subdivision to create a buildable lot. Griffin explained the sanitary sewer issue, the developer would rather not extend sanitary across this lot now choosing instead to bore under Adventureland Drive in the future when the area to the south develops.

Lohmeier moved to recommend approval subject to correction of deficiencies. Seconded by Narber. Votes: Yes – Lohmeier, Narber, Dove, Hay, Pudenz, Henry; No – None. Motion approved 6-0.

#5 Consideration and recommendation of a final plat for Eastpointe Parkway Plat 4. No new discussion.

Henry moved to recommend approval subject to correction of deficiencies. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Narber, Dove, Hay, Pudenz; No – None. Motion approved 6-0.

#6 Consideration and recommendation of a preliminary plat for Ironwood South Plat 3. Brad Kuehl, Civil Design Advantage, presented the plats and site plan. Water will enter the site from 3rd Avenue, sanitary sewer from 24th Street. Storm water detention is on-site and around the perimeter. Shaw explained the setback issue and platting. Lots 5 and 6 do not meet the setbacks as proposed. Can go to the Board of Adjustment in the future or combine the lots into one lot. It's a unique issue because lots are created for financing. The entire project perimeter meets setbacks though. John Gruber, 2209 Weatherstone Ct SW, is concerned about detention basins being too small. Shaw addressed. Jason Salts, 2544 4th Avenue SE, expressed concerns about traffic and storm water. Pudenz also has concerns about traffic and liked the berms of the Ankeny project. Henry said 1st Ave and 24th St are meant and designed to be busy streets and carry high traffic volumes. Gruber also would like to see the scale brought down. Salts believes he needs to see the numbers for storm water and traffic. Chad Christenson, 2618 4th Ave SE, questioned why basins are in front yards, is it a safety concern? Pudenz asked about traffic lights

and Shaw said they would be installed when traffic warrants it. Shaw asked about how much dirt is left, Kuehl said they would look to see how much dirt is left. Brett Haverkamp, developer, said he has built in Grimes, Johnston, Pleasant Hill, and Ankeny. He showed pictures of some projects. Pudenz asked and Haverkamp said all buildings are now proposed as three stories tall.

Henry moved to recommend approval of the plat subject to deficiencies. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Hay, Narber; No – Dove, Pudenz. Motion approved 4-2.

#7 Consideration and recommendation of a final plat for Ironwood South Plat 3. No new discussion.

Henry moved to recommend approval of the plat subject to deficiencies. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Hay, Narber; No – Dove, Pudenz. Motion approved 4-2.

#8 Consideration and recommendation of a site plan for Ironwood Apartments Plat 1. Brad Kuehl spoke, saying Phase 1 is three buildings and the clubhouse with pool. They are planning to install 3rd Avenue SW with the next phase. Kuehl said they could do playground equipment near the clubhouse. Shaw said 3rd Avenue should go in now.

Lohmeier moved to recommend approval of the site plan subject to deficiencies being corrected. Seconded by Hay. Votes: Yes – Lohmeier, Hay, Henry, Narber; No – Dove, Pudenz. Motion approved 4-2.

#9 Consideration and recommendation of a preliminary plat for Ironwood Village Plat 1. Erin Ollendike, Civil Design Advantage, presented the plats and site plan. Property already has utilities and drives. They are showing 37% brick/stone on the proposed buildings, current buildings meet the 50% requirement. Their buildings are different than existing, mainly rooflines. Shaw noted the Code requirements and Henry suggested they meet the 50% requirement rather than go to Board of Adjustment.

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

#10 Consideration and recommendation of a final plat for Ironwood Village Plat 1. No new discussion.

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

#11 Consideration and recommendation of a site plan for Ironwood Townhomes. No new discussion.

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

#12 Consideration and recommendation of a site plan for 8th Street Shops. Drew Snyder, Woodsonia (developer) presented the site plan. It is a five-bay strip retail center west of Claxon's at 3219 8th Street SW. Henry asked about the landscape buffer with neighbor to north. Snyder said they are working towards an acceptable buffer yard.

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

#13 Public hearing, consideration and recommendation of an ordinance amendment to move the licensing and bonding requirement from the Building Code to the Sign Code and amend language. Shaw discussed this item, mainly moving the license and bonding requirements out of the building code and placing them in the sign code.

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

#14 Minutes of the August 27, 2013 meeting.

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

Old Business – Henry noted recent split decisions by the Commission, thinks that's a good thing, lots of input and consideration.

New Business – Shaw noted the Prairie Crossing development plan and the comprehensive plan committee.

Meeting adjourned at 8:05 p.m. Next meeting October 29, 2013 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner