

ALTOONA PLANNING AND ZONING COMMISSION MEETING
November 26, 2013 -6:30 PM
Altoona City Hall

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

Members Absent – None.

Staff – John Shaw, Chad Quick

Guests – Tim West, Wally Pelds, Brad Warren, Dustin VandeWeerd, Kirk Whalen, Councilman 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.

#1 Continue consideration and recommendation of a rural Polk County rezoning request from Brad Warren for property located at 4290 NE 94th County including Outlot Y of Timberwood Plat 2. Wally Pelds, Pelds Engineering, presented the request on behalf of his client, Brad Warren. He showed the revised layout and the City staffs position. They believe this is a logical termination of the subdivision. They would proposed to create an outlot with a deed restriction so that the road can be constructed in the future.

Gjersvik said he understands the logic in their plan and supports it. Lohmeier sees the sense too and noted the comprehensive plan update process we are now involved in. Henry asked about the possibility of voluntary annexation. Lohmeier asked about the “cons” of going forward – Shaw noted the zoning precedent the County would set. The layout alternative from last spring was a better layout in staff’s opinion. The comprehensive plan already lays out collector streets and this does not meet that plan. Those streets can be adjusted but thru streets are needed in this area. The proposed connection point is already about 300 feet long and there are virtually no lots to be sold so who will pay for those utility and street extensions.

Hay feels she would be more comfortable reviewing this when the new comp plan is done. Pelds said it’s hard to argue against a comp plan that does not exist. Pelds feels this plat is different because of street and utilities. Brad Warren was in attendance and said he would agree to voluntarily annex his property.

Motion by Gjersvik to recommend approval subject to voluntary annexation agreement. Seconded by Dove. Votes: Yes – Gjersvik, Dove, Narber, Lohmeier, Pudenz; No – Henry, Hay. Motion approved 5-2.

#2 Consideration and recommendation of a site plan for Prairie Meadows Bullpen Building. Dustin VandeWeerd presented the site plan. The building is proposed to provide an area to calibrate the track grooming equipment, and as tool storage and office space for employees assigned for track maintenance operations. The building is 1,860 square feet in size. He said that more area is paved than is visible because of the track material. Gjersvik noted the item goes to the Board of Adjustment next week.

Motion by Henry to recommend approval of the site plan and that Council grant the architectural waiver. Seconded by Dove. Votes: Yes – Henry, Dove, Lohmeier, Narber, Pudenz, Gjersvik, Hay; No – none. Motion approved 7-0.

#3 Consideration and recommendation of an ordinance amendment to amend the development standards of Chapter 168.13 – C-7 Regional Commercial zoning district. Kirk Whalen, Heart of America, spoke about the Prairie Crossing development and the impacts of the proposed ordinance amendments. A Design Review Manual (DRM) will be created and each area of the Prairie Crossing development will have a separate “chapter”. This first one is called the Waterside Entertainment Territory of WET for short. The proposed landscaping follows the prairie style. The architecture is mainly EIFS and cast stone. Johnny’s does not meet the current standard of 60% brick/stone or architecturally designed concrete tilt-up. The building is 36% cast stone and 64% EIFS. Page 21 of the DRM it talks about design and they will have to bend to the DRM. Page 31 discusses facades and the buildings must have three of the four elements, and those elements have to repeat at least every 30 feet. The development plan discusses architecture, landscaping, lighting, common signage, etc. Whalen also discussed the possibility of residential uses in the future.

Lohmeier agreed that need for 25-35 year old professionals to find housing especially around entertainment areas. Henry noted the landscaping and architectural deviations from the current ordinances. Tim West, Snyder & Associates, noted the use of native materials and showed the area of the Johnny’s parking lot where natives will be used. He noted the main change is the use of trees and shading requirements. Lohmeier and Gjersvik both noted they liked the flow and look of the landscaping.

Motion by Henry to recommend approval of the development plan. Seconded by Narber. Votes: Yes – Henry, Narber, Dove, Pudenz, Hay, Lohmeier, Gjersvik; No – none. Motion approved 7-0.

#4 Consideration and recommendation of an ordinance amendment to amend the architectural design standards for the C-7 zoning district. Henry noted the request, basically no minimum parameters for certain materials. Whalen noted the DRM specifies the buildings have to have three of the four architectural features rather than minimum percentages. Shaw noted that if no minimums, perhaps we should have another architect review the project. Suggest relaxing the C-7 to be performance based, high quality architecture, then have that review done by a 3rd party architect. Whalen said he thinks that is too many architects reviewing the plans. The developer hires an architect, the building is reviewed by the Heart of America architect, then P&Z and City Council review the project.

Motion by Dove to recommend approval of the ordinance amendment to eliminate the percentage requirements for the C-7 district and add language that it is for planned commercial, flexibility but performance based, high quality, detailed design. Seconded by Lohmeier. Votes: Yes – Dove, Lohmeier, Gjersvik, Hay, Narber, Pudenz, Henry; No – none. Motion approved 7-0.

#5 Continue public hearing, consideration and recommendation of a development plan request from Prairie Crossing Investment, Inc. for the Prairie Crossing development. The property is zoned C-7 (Regional Commercial). No new discussion.

Motion by Henry to recommend approval of the development plan subject to changes discussed. Seconded by Narber. Votes: Yes – Henry, Narber, Dove, Pudenz, Hay, Lohmeier, Gjersvik; No – None. Motion approved 7-0.

#6 Consideration and recommendation of a preliminary plat for Prairie Crossing Plat 2. Discussion about the deck over the lot line. Also issues with leased area and having alcohol off premises.

Motion by Dove to recommend approval subject to deficiencies. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Henry, Lohmeier, Hay, Gjersvik, Narber; No – none. Motion approved 7-0.

#7 Consideration and recommendation of a final plat for Prairie Crossing Plat 2.

Motion by Henry to recommend approval subject to deficiencies. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Narber, Gjersvik, Dove, Pudenz, Hay; No – None. Motion approved 7-0.

#8 Consideration and recommendation of a site plan for Johnny's Italian Steakhouse. Restaurant will open in May or June. Whalen showed the similarities and differences from other Johnny's restaurants.

Motion by Dove to recommend approval based on changes as discussed. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Narber, Hay, Lohmeier, Gjersvik, Henry; No – None. Motion approved 7-0.

#9 Minutes of the October 29, 2013 meeting.

Pudenz moved and Hay seconded to approve the minutes. Votes: Yes – Pudenz, Hay, Henry, Lohmeier, Dove; No – none; Pass – Narber, Gjersvik. Motion approved 5-0-2.

Old Business – None.

New Business – Shaw updated the Commission on the Comprehensive Plan process.

Meeting adjourned at 8:47 p.m. Next meeting December 17, 2013 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner