

ALTOONA PLANNING AND ZONING COMMISSION MEETING
August 26, 2014 -6:30 PM
Altoona City Hall

Members Present – Dan Narber Scott Henry, Jill Pudenz, Eric Gjersvik, Anne Lohmeier, Dan Dove, and Ann Moyna

Members Absent – None.

Staff – John Shaw and Chad Quick.

Guests – Mark McMurphy, Mike and Terry Warren, Eileen Vanden Baard, Becky Dentel, Ken Van Zee, Kyle Berst, Shaylee Cheers, Mary and Jessica Rish, Sandra Rogers, Tyler French, Jonah Quick, Mike and Dorothy Ryan, Dale Hartgraves, and Councilwoman Sloan.

Chairman Henry called the meeting to order at 6:30 p.m., roll call was taken with all members present. Henry welcomed the newest member to the Commission, Ann Moyna.

#1 Public hearing, consideration, and recommendation of a development plan amendment for Eagle Creek Estates to change 10 attached townhome lots into 10 detached townhome lots.

Mark McMrphy, ABACI Consulting, presented the change. Mike and Terry Warren were also present as the developers. McMurphy gave a history of the project. They still have 16 of 54 townhome units left. The last plan was a hung jury at the Planning and Zoning Commission and they decided not to take the plan to City Council. With this current plan there is no loss of units and the units will be part of the homeowners association. McMurphy asked the Commission for their support. Henry asked if any one in the audience wanted to speak, no one came forward. He reiterated that the new units will be part of the association.

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

#2 Consideration and recommendation of a final plat for Tuscany Townhomes Plat 1.

Matt Heath, McClure Engineering, presented the final plat. It is a 12-unit duplex style development. This is the first phase of what is planned for 120 units. Shaw noted there have been a few reiterations of this plat and it has shrunk. Two different styles of units. Henry wondered if there is a back up plan if 120 townhome units don't sell. Heath said he did not know but Hubbell could answer that. Shaw noted that his layout is approved through the PUD, changes would have to come back through the public hearing process.

Pudenz moved to recommend approval of the final plat subject to deficiency items. Seconded by Lohmeier. Votes: Yes – Pudenz, Lohmeier, Dove, Gjersvik, Moyna, Henry, Narber; No – none. Motion approved 7-0.

#3 Consideration and recommendation of a site plan for Wells Fargo Drive-up ATM.

James Spix, CIM Group, represented the site plan via telephone conference call. He explained the project and location, west of Fareway. The space is leased from Fareway – no ground was purchased. The area is about 6,600 square feet in size. Lohmeier noted that there is currently no

Wells Fargo bank building in Altoona. Henry stated his concern is about the investment that other banks have made in brick and mortar in Altoona. There are no deficiencies.

Dove moved to recommend approval of the site plan. Seconded by Gjersvik. Votes: Yes – Dove, Gjersvik, Pudenz, Moyna, Narber, Lohmeier; No – None; Pass – Henry. Motion approved 6-0-1.

#4 Minutes of the July 29, 2014 meeting.

Henry moved and Pudenz seconded to approve the minutes. Votes: Yes – Henry, Pudenz, Dove, Narber; Pass – Gjersvik, Lohmeier, Moyna; No – none. Motion approved 4-0-3.

Old Business – Henry asked if staff would look at the self storage sign north of R&D Plumbing and see if it could be replaced or repainted. Shaw will look into it. Prairie Crossing project is still moving forward.

New Business – Henry noted the City Council approved a development moratorium for the industrial area north of Adventureland Drive, west of Hubbell Avenue. The moratorium is in effect for six months. Lohmeier asked about the five and ten year time frames and how the comprehensive plan process plays into that. Shaw discussed.

Meeting adjourned at 7:02 p.m. Next meeting September 30, 2014 at 6:30 p.m.

Respectfully submitted, Chad Quick- Planner