

ALTOONA PLANNING AND ZONING COMMISSION MEETING
September 30, 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 – Steve Moyna, Mark McMurphy, Terry Warren, Heather Bauer, Sydnee Freeman, Tim West, Gus Patsios, Doug Saltsgaver, Ryan Hardisty, Joe Butler, and Councilwoman Sloan.

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

#1 Public hearing, consideration and recommendation of a development plan amendment for Adventure Village.

Sydnee Freeman (Cinemark USA) and Tim West (Snyder & Associates) presented the plans for Adventure Village and Cinemark site plan. This development plan amendment will allow restaurant uses on the lots of Adventure Village Plat 5. The current development plan does not allow for restaurant uses because Council did not want to further subdivide the property to maintain enough space for a large user. The proposed movie theater could be deemed the large user. West discussed the layout for the plat and site plan including utilities, drives, parking stalls, etc.

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

#2 Consideration and recommendation of a preliminary plat for Adventure Village Plat 5.

Commissioners asked questions about access and Tim West described the traffic study and said they agree with the study recommendations.

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

#3 Consideration and recommendation of a final plat for Adventure Village Plat 5.

No new discussion.

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

#4 Consideration and recommendation of a site plan for CINEMARK.

Sydnee Freeman and Tim West presented. They showed building elevations – it is mainly concrete tilt-up and split-face block. Henry asked questions about open space and architectural

design. Staff noted both are met as proposed. Signage is not part of the site plan approval. They plan to move dirt in January or February and open towards the end of 2015.

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

#5 Consideration and recommendation of a preliminary plat for Eagle Creek Estates Plat 3.

Mark McMurphy, ABACI Consulting, presented the project. It is now presented at 10 stand alone townhomes where there were five duplex townhomes. There is no loss of units and they will be full members of the homeowners association.

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

#6 Consideration and recommendation of a final plat for Eagle Creek Estates Plat 3.

Gjersvik noted that the lot square footage was needed.

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

#7 Consideration and recommendation of a site plan for Eagle Creek Estates Plat 3.

No new discussion.

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

#8 Consideration and recommendation of a site plan for Subway Restaurant.

Ryan Hardisty, CDA, presented the site plan. They will demolish the old Maid-rite building and construct a new 2,100 sf building in its place. It meets the ADS with brick and EIFS. There is outdoor seating to the east. Joe Butler, Downing Construction, said they are still addressing the rooftop mechanical unit screening and will be a pre-finished screen.

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

#9 Consideration and recommendation of a site plan addition for the Boss Shop at Pilot Travel Center.

Gus Patsios, Bosselmanns, presented the site plan and discussed the traffic flow on site. The plan that he worked on with staff should work to address truck flow concerns around the addition. He is open to other materials other than metal on the exterior but is concerned about concrete-tilt up as the lead time on those panels is long.

Dove moved to recommend approval of the site plan subject to deficiency. Seconded by Gjersvik. The Commission felt the exterior material should be something other than metal. Votes: Yes – Dove, Gjersvik, Pudenz, Lohmeier, Moyna, Henry, Narber; No – none. Motion approved 7-0.

#10 Consideration and recommendation of a site plan addition for Greenway Office Building. Doug Saltgaver, ERG, presented the site plan. He laid out the site and addition of 7,000 sf. Shaw noted that the addition was planned with the original site plan. Parking was accommodated with the original site plan.

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

#11 Minutes of the August 26, 2014 meeting.

Dove moved and Gjersvik seconded to approve the minutes. Votes: Yes – Dove, Gjersvik, Moyna, Henry, Pudenz, Narber, Lohmeier; No – none. Motion approved 7-0.

Old Business – None.

New Business – Shaw updated the Commission on New England Development and the outlet mall.

Meeting adjourned at 7:07 p.m. Next meeting October 28, 2014 at 6:30 p.m.

Respectfully submitted, Chad Quick- Planner