

ALTOONA PLANNING AND ZONING COMMISSION MEETING
April 28, 2015 -6:30 PM
Altoona City Hall

Members Present – Scott Henry, Anne Lohmeier Ann Moyna, and Jill Pudenz.

Members Absent – Eric Gjersvik, Dan Narber, and Dan Dove.

Staff – John Shaw, Chad Quick,

Guests – Steve Moyna, Kellie McIvor, Conner Wolvers

Mariam Bowie, Shalah Matthews, Jon Wall, Dianna Wadle, Kailee Ammonns, Kenny and Wanda Richards, Lucina Kempel, Darrell Bailey, Casey Searby, Gary Noftsgger, Doris Hanilton, Jerry Wallace, Garth Jones, Maddy Gillaspay, Bailey Johnson, Dob Fossilman, Wilma Cornelius, Kale Houton, Ameera and Beth Thayer, 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 Public hearing, consideration and recommendation of comprehensive plan land use map amendment from Grinnell State Bank and Redwood Living, Inc. to change from low and high density residential to medium density residential land uses for approximately 28.75 acres of ground located north of Adventureland Drive NW and an extension of 5th Avenue NW. Kellie McIvor, Redwood Living, Inc., introduced herself and described her company. They only build 2 bed/2 bath units. They will own and manage the project, they will not sell it. The units are 1,100-1,400 sf plus the garage. They will have on-site management. The project is market-rate units and privately financed. Their typical tenant is 53 years old. She then showed examples of the units.

Casey Searby (946 9th Ave NW) asked if the project was receiving tax abatement and concerned about traffic travelling south down 9th Ave NW. Would like a “no” vote on the project. Garth Jones (902 8th Ave NW) said that this project is better than the past proposed projects, confirmed that yes the units will have central air. Diana Wadley (909 8th Ave NW) is concerned about mosquitoes and birds with the ponds. Ryan Hardisty (Civil Design Advantage) said all basins are wet 10-12 feet deep and will have aerators. Also, it is about 30 feet from the property lines to the southern basins near her property. Kenny Richards (961 8th Ave NW) said he was happy with the project now after attending the community meeting and getting questions answered. Dustin Thostenson (1009 5th Ave NW) is concerned about wind blowing garbage and debris into his yard and property values.

McIvor addressed some items stating that they are not asking for or receiving any tax breaks from the City. Project will add about \$20 million of taxable value to the City. No on-street parking will be allowed. Pudenz noted that at 6.16 units per acre the density will be low. Lohmeier gave a little history of the area, stating that a truck stop was the first plan for this area. She believes this is a nice plan, now one-story units instead of two and three story buildings with previous projects.

Lohmeier moved to recommend approval of the comprehensive plan land use map amendment. Seconded by Moyna. Votes: Yes – Lohmeier, Moyna, Pudenz, Henry; No – none. Motion approved 4-0.

#2 Public hearing, consideration and recommendation of a rezoning request from Grinnell State Bank and Redwood Living, Inc. to rezone approximately 6.34 acres from C-5 (Office Park) to R-5 (Planned Unit Development). No new discussion.

Pudenz moved to recommend approval of the rezoning request. Seconded by Lohmeier. Votes: Yes – Pudenz, Lohmeier, Moyna, Henry; No – none. Motion approved 4-0.

#3 Public hearing, consideration and recommendation of a PUD development plan request from Grinnell State Bank and Redwood Living, Inc. to develop a 177 unit townhome community on approximately 28.75 acres north of Adventureland Drive NW and an extension of 5th Avenue NW. No new discussion.

Lohmeier moved to recommend approval of the PUD development plan request. Seconded by Pudenz. Votes: Yes – Lohmeier, Pudenz, Henry, Moyna; No – none. Motion approved 4-0.

#4 Consideration and recommendation of a preliminary plat for RC Addition. Jeff Elliott, Woodsonia Real Estate, presented the plat. It is a two lot commercial subdivision. The plan is for Menards to expand their southern yard area. The southern lot will be retail commercial most likely. There are a few deficiency items that staff will continue to work with the developer on.

Henry moved to recommend approval of the preliminary plat. Seconded by Moyna. Votes: Yes – Henry, Moyna, Pudenz, Lohmeier; No – none. Motion approved 4-0.

#5 Consideration and recommendation of a final plat for RC Addition.

Henry moved to recommend approval of the final plat. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Moyna, Pudenz; No – none. Motion approved 4-0.

#6 Consideration and recommendation of a site plan addition for Cornerstone Fellowship Church Parking Lot Expansion.

This item has been removed from the agenda by the applicant at this time.

#7 Public hearing, consideration and recommendation of an ordinance amendment to Chapter 168.10(3) Permitted Conditional Uses of the C-4 (Village Commercial) zoning district to add a new paragraph adding contractor offices. Shaw addressed the proposed amendment. It would add “contractor offices” as a permitted conditional use in the C-4 zoning district. Approvals would go through the Board of Adjustment. It would not allow any outdoor storage.

Henry moved to recommend approval of the proposed amendment. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Lohmeier, Moyna; No – none. Motion approved 4-0.

#8 Public hearing, consideration and recommendation of an ordinance amendment to Chapter 167.04 Accessory Buildings by adding an exception section to deal with property on the east side

Shaw addressed the proposed amendment, explaining where the properties were located and the limitations of their current rear yards.

Henry moved to recommend approval of the proposed amendment. Seconded by Lohmeier.
Votes: Yes – Henry, Lohmeier, Moyna, Pudenz; No – none. Motion approved 4-0.

#9 Minutes of the March 31, 2015 meeting.

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

Old Business – Shaw noted that NED closed on the outlet mall ground.

New Business – Henry asked if the city could ask Kent Feeds and the IDOT if they would remove their chain-link fencing along 1st Avenue.

Motion to adjourn approved, meeting adjourned at 7:19 p.m. Next meeting May 26, 2015 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner