

ALTOONA PLANNING AND ZONING COMMISSION MEETING
May 26, 2015 -6:30 PM
Altoona City Hall

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

Members Absent – Scott Henry.

Staff – John Shaw, Chad Quick,

Guests – Ryan Hardisty, Jerry Oliver, Rodney Wekkin, Larry O’Connor.

Vice-chairman Dove called the meeting to order at 6:30 p.m., roll call was taken with all members present except Henry.

#1 Consideration and recommendation of a preliminary plat for Linden Oaks Plat 1. Ryan Hardisty, Civil Design Advantage, presented the plat. This project is 177 for-rent apartment units. They are one-story and will have at least 50% stone veneer. Fourteen percent of the units have a one-car garage. The project is on one lot but will be built in two phases. There are three retention ponds for storm water control.

Lohmeier moved to recommend approval of the preliminary plat subject to deficiencies met prior to City Council. Seconded by Narber. Votes: Yes – Lohmeier, Narber, Moyna, Pudenz, Dove, Gjersvik; No – none. Motion approved 6-0.

#2 Consideration and recommendation of a final plat for Linden Oaks Plat 1. Gjersvik noted that there needs to be more detail in the easements on the plat, there are no bearings, etc. Hardisty said that easement documents would be provided. The storm water easement in the NW corner needs to be added too.

Gjersvik moved to recommend approval of the final plat subject to easement documents and other legal documents. Seconded by Pudenz. Votes: Yes – Gjersvik, Pudenz, Lohmeier, Moyna, Dove, Narber; No – none. Motion approved 6-0.

#3 Consideration and recommendation of a site plan for Linden Oaks Plat 1. Gjersvik discussed storm water with Hardisty, who said the pipe was sized for five year and 100 year overflow to ponds. Gjersvik asked about wave protection for the ponds, Hardisty said the ponds are less than one acre in size. Shaw said we would recommend rip-rap or some other measures. The ponds are aerated and will be privately owned/maintained.

Pudenz moved to recommend approval of the site plan subject to Gjersvik comments on storm water and easements. Seconded by Moyna. Votes: Yes – Pudenz, Moyna, Gjersvik, Narber, Dove, Lohmeier; No – none. Motion approved 6-0.

#4 Consideration and recommendation of a preliminary plat for RC Addition. Rodney Wekkin, Menards, presented the plats. This is a change from last month but still a two lot commercial subdivision. The plan is now to combine all of the Menards property including the ground they are proposing to buy, into one lot. They will add a 25-40,000 sf warehouse.

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

#5 Consideration and recommendation of a final plat for RC Addition. No new discussion.

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

#6 Consideration and recommendation of a parking lot site plan addition for Caring Hands.

Larry O'Connor, representing Caring Hands, presented the site plan. The property is at 201 9th Street NE. They need to add parking for volunteers. The plan will eliminate two existing stalls but add 17 new stalls. Shaw noted the City and the City Engineer are working on this project and will continue to work with Caring Hands on the details and will meet all standards.

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

#7 Consideration and recommendation of a site plan addition for Adventureland Temporary

Gravel Parking Lot. Jerry Oliver, Civil Engineering Consultants, presented the site plan on behalf of Adventureland. The Board of Adjustment granted a temporary use permit until the end of 2016. Adventureland continues to acquire property. Pudenz asked how handicap accessible stalls will be addressed. Oliver said they are counting stalls now, believe they already exceed the number required, but will add more if needed. Mr. Enos (property owner to the south) has signed a landscaping waiver. Dove asked about dust control. Oliver said they would use dust to control if a problem persist. Narber asked what happened at the end of two years – Oliver said they were not sure. The water park could expand or they could go to the Board of Adjustment to see if they could get an extension.

Pudenz moved to recommend approval of the site plan subject to resolving the handicap parking issue. Seconded by Gjersvik. Votes: Yes – Pudenz, Gjersvik, Narber, Lohmeier, Dove, Moyna; No – none. Motion approved 6-0.

#8 Minutes of the April 28, 2015 meeting.

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

Old Business – Shaw updated the Commission on the status of the Linden Oaks rezoning and development plan.

New Business – None.

Motion to adjourn approved, meeting adjourned at 7:15 p.m. Next meeting June 30, 2015 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner