

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

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

Members Absent – None.

Staff – John Shaw, Chad Quick,

Guests – Jim O’Halloran, Mike Breen, Dustin Peterson, Councilman Harmeyer, Don Timmins, Timothy Connor.

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 city-initiated rezoning of approximately 56.691 acres for properties on the north side of Adventureland Drive, south of Interstate 80, east of Bass Pro Shops, and west of Hubbell Avenue. The properties are currently zoned either M-1 (Limited Industrial) or M-2 (Heavy Industrial) and are proposed to be rezoned C-2 (General Commercial). Community Development Director Shaw presented this rezoning request on behalf of the City of Altoona. The area is roughly 57 acres in size and is zoned M-1 except for the concrete plant which is zoned M-2. The change is in compliance with the comprehensive plan which calls for this area to be commercial. Businesses can operate as they are now. They are grandfathered in, legal non-conforming. If the business ceases from six months, then it is no longer grandfathered. They cannot expand, but can remodel things such as new roof, windows, paint, etc.

Lohmeier asked and Shaw confirmed that property owners were notified. Mike Breen (Interstate Batteries) said he doesn’t have a problem with this but he hope the properties don’t become rundown and less attractive. He understands the issues but would prefer it stay the same. Shaw noted that Council and staff have discussed ways to bridge the gap to help with incentives. The area is within a TIF district. Jim O’Halloran (O’Halloran International) said they have been looking to expand. The challenge is servicing customers today with their existing building. O’Halloran noted the incentives are the key. They have owned it since 1981. Henry noted the City should try to keep these businesses in the City. O’Halloran asked about Flying J. Shaw noted that they are zoned C-2, not M-1. City will look at amending the zoning district to change that use to an M-1 use. Dustin Peterson (Harrison Trucking) echoed O’Halloran’s comments, said it could hamper them for 10-15 years. Also echoed comments about Flying J, they sell parts, service vehicles and Bass Pro the same with serving boats and boat parts. Shaw again noted City is looking at bridging the financial gap. Peterson said they are concerned about a new developer coming in and money to buy them out.

Henry asked about leaving the moratorium in place but not changing the zoning? Shaw addressed that – the moratorium is meant to be a temporary hold, not long term. Pudenz is also concerned that this is a little premature. Dove and Pudenz both noted they don’t want to see companies stifled.

Dove moved to recommend rezoning request be denied. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Lohmeier, Narber, Moyna, Gjersvik; No – Henry. Motion approved 6-1.

#2 Consideration and recommendation of a revised preliminary plat for Laird Estates Plat 1.

Don Timmins, developer, noted that this is a change to add one more lot and move the northern detention basin to the west onto the commercial lot, further away from the residents in Prairie Vista. It also changes some of the alignment of the trail.

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

#3 Consideration and recommendation of a site plan for Facebook data center building 3.

Timothy Connor, architect for the project, presented the site plan. Building #3 is approximately 632,000 sf in size with a footprint over 100,000 sf larger than building #2. It's a LEED building. He discussed the project and building. Henry asked and Shaw noted that things run smoothly on site.

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

#4 Consideration and recommendation of a 100% voluntary annexation petition from Marazco Holding Company, LLC for 9.22 acres of territory. Shaw presented the annexation. It's the old Townsend Industries property, needs sanitary sewer. Comprehensive plan calls for industrial uses on this land. It will come in as A-1 and will have to be rezoned. Dove asked why they want to be annexed – mainly sanitary sewer.

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

#5 Public hearing, consideration and recommendation of an ordinance amendment to Chapter 159 (Sign Code) to allow trailblazer signs. Shaw presented the request and explained what a "trailblazer" sign is. These would be placed on the public ROW. Concern for staff is the off-premise signs. Henry said he doesn't understand staff's comment from the staff report about them "not being fair". Shaw said his concern is that they few spots available on these signs are taken up by businesses not on these intersections. The DOT limits how many spaces and how many signs can be installed. Lohmeier asked if the DOT should take that up. Councilman Harmeyer said there are Federal rules to comply with.

Henry moved to recommend deny the ordinance change and that staff address a letter to the IDOT about adding more signs are each intersection. Seconded by Dove. Votes: Yes – Henry, Dove, Pudenz, Lohmeier, Gjersvik, Narber, Moyna; No – none. Motion approved 7-0.

#6 Minutes of the May 26, 2015 meeting.

Lohmeier moved and Moyna seconded to approve the minutes. Votes: Yes – Lohmeier, Moyna, Pudenz, Narber, Gjersvik, Dove; No – none; Pass – Henry. Motion approved 6-0-1.

Old Business – Shaw noted the changes to the Bennett Bay project. Henry again asked if the fences could be removed around Kent Feeds and the IDOT property.

New Business – Shaw discussed upcoming projects of the Outlet Mall, Fieldstone and Ironwood Apartments Phase 2. Henry noted that it would probably be a good idea to invite Council to a work session.

Motion to adjourn approved, meeting adjourned at 7:30 p.m. Next meeting July 28, 2015 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner