

ALTOONA PLANNING AND ZONING COMMISSION MEETING
August 25, 2015 -6:30 PM
Altoona City Hall

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

Members Absent – Dan Dove.

Staff – John Shaw and Chad Quick.

Guests – Jared Murray, Joe Butler, Vic Piagentini, and Councilman Harmeyer,

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

#1 Consideration and recommendation of a final plat for Ironwood South Plat 3.

Jared Murray (Civil Design Advantage) presented the plat. This is a 31-lot with two Outlot single-family residential plat in Ironwood South. The plat is 9.99 acres with temporary detention to the northwest. A future pond will be built in that location.

Henry noted that Dove arrived at 6:34 p.m. Henry asked about bike trails. The plan for trails in the development was discussed. Lohmeier asked about the deficiency items and they are working to get those items submitted, mainly legal and platting documents.

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

#2 Consideration and recommendation of a site plan for Pediatric Dental office.

Vic Piagentini (Associated Engineering Company of Iowa) presented the site plan. They are okay with deficiency items and are working with staff on the right-in/out. Commission asked if staff had notified neighbors – no neighbors were not notified. Staff noted this is a site plan and not a public hearing process and a legally zoned commercial lot. Dove noted he had talked with a couple of the neighbors and they are okay with the idea, would like a berm. Piagentini noted a berm is not possible on the north as it is in the drainage way. The Commission likes the proposed use of the lot. Piagentini said they will work with neighbors on a buffer. Pudenz asked about the right-in/out issue. Shaw said we will work with them on it but there is a problem with the distance from the intersection and it's within the turn lane. Gjersvik noted a radius concern and said the angle for the right-in/out would need to make it difficult for traffic to exit.

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

#3 Consideration and recommendation of an ordinance amendment to Chapter 159.16(2) Project Identification Signs. Shaw explained the proposed amendment, looking at larger project identification signs in the C-7 district. At this point only the Prairie Crossing area is zoned C-7.

Would allow these signs until the project is open. Pudenz noted a change needed to the ordinance language. Quick will make the correction.

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

#4 Minutes of the July 28, 2015 meeting.

Henry moved and Lohmeier seconded to approve the minutes. Votes: Yes – Henry, Lohmeier, Pudenz, Moyna, Dove; No – none; Pass – Narber, Gjersvik. Motion approved 5-0-2.

Old Business – Lohmeier asked about a follow up of the house with appliances in the rear yard. Quick noted that the Building Department had some initial conversations about that lot. Quick will follow up with them.

New Business – Shaw discussed potential for annexation projects. Pudenz asked if Altoona has an agreement with Bondurant. Shaw noted there was one long ago but no longer.

Motion to adjourn approved, meeting adjourned at 6:54 p.m. Next meeting September 29, 2015 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner