

ALTOONA PLANNING AND ZONING COMMISSION MEETING
September 29, 2015 -6:30 PM
Altoona City Hall

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

Members Absent – Dan Dove and Eric Gjersvik.

Staff – John Shaw and Chad Quick.

Guests – Sheridan Thompson, Gabriel Moore, Doug Clark, Lily Baccam, Cassie Corley, Luke Boord, Ethan McDaniel, Mason Morgan, Shane Starcevich, Barb and Kevin Bartemes, Deborah Gregg, Ken Dales, Bob Hall, Kevin Ingram, Tyler Henderson, J. Clouse, Becca Yarges, Heather Hemness, Abby Suttan, Jaylen, Cooper, Maddie Keels, Brittany Stodden, Rola Alrobei, Andy McReynolds, Donald Laurie, and others not signing in.

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

#1 Public hearing, consideration and recommendation of a conditional rezoning request from Phyllis Cokerham for Lots 37 and 38 of Wayside Acres from A-1 (Agricultural) to Conditional C-2 (General Commercial). Staff received an email from the applicant requesting to continue the public hearings. Andy McReynolds, owner and resident on 31st Avenue, handed a letter from resident Kari Aalbers to staff. Letter is as follows:

“I would like to voice my concerns regarding the rezoning on 31st Ave SW in Altoona. I would be opposed to having a convenience store, or any type of business that would be open late and have bright lighting.

Another concern is having traffic coming up the street not realizing it is a dead end. The street isn’t marked very well regarding this issue.

I’m also opposed to any type of fast food restaurant due to the smell that would be associated with it.

Kari Aalbers

446 31st Ave SW”

Staff will re-notify neighbors of the meeting.

Motion by Lohmeier to continue public hearing to next month. Seconded by Moyna. Votes: Yes – Lohmeier, Moyna, Narber, Henry, Pudenz; No – None. Motion approved 5-0.

#2 Public hearing, consideration and recommendation of a request from Bucklin Galinsky Properties, LLC to amend the Conditional C-2 (General Commercial) restrictions for Lot 39 of Wayside Acres.

Motion by Lohmeier to continue public hearing to next month. Seconded by Moyna. Votes: Yes – Lohmeier, Moyna, Narber, Henry, Pudenz; No – None. Motion approved 5-0.

#3 Consideration and recommendation of a re-submitted preliminary plat for Joe’s Place Plat 1. Shaw presented on behalf of the applicant and gave a synopsis of the project and items. He noted that this is an existing developed property, a house and garage were removed, plans for all

other existing buildings to be removed, and build a new storage/maintenance building and future office building.

Motion by Narber to recommend approval. Seconded by Pudenz. Votes: Yes – Narber, Pudenz, Henry, Moyna, Lohmeier; No – None. Motion approved 5-0.

#4 Consideration and recommendation of a re-submitted final plat for Joe's Place Plat 1. No new discussion.

Motion by Henry to recommend approval subject to legal documents being submitted. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Narber, Moyna, Lohmeier; No – None. Motion approved 5-0.

#5 Consideration and recommendation of a re-submitted site plan for JAS Construction Building. Discussion about time frame to construct office building – Commission consensus was that there should be some time frame.

Motion by Lohmeier to recommend conditional approval subject to applicant providing a time frame for the office building. Seconded by Moyna. Votes: Yes – Lohmeier, Moyna, Henry, Pudenz, Narber; No – None. Motion approved 5-0.

#6 Consideration and recommendation of a site plan addition for Cox Manufacturing and Design. Shaw explained the project of adding on a covered loading dock bay for an existing loading dock. A variance will be needed for the street facing loading dock and an architectural waiver to use metal on the west wall. Lohmeier asked about the project starting – the owner decided to move forward on a footing permit.

Motion by Pudenz to recommend approval subject to Board of Adjustment variance and City Council waiving the architectural design standards. Seconded by Narber. Votes: Yes – Pudenz, Narber, Henry, Moyna, Lohmeier; No – None. Motion approved 5-0.

#7 Consideration and recommendation of a site plan addition for Jethro's Pizza and Pasta. Bruce Gerleman, owner, presented the site plan. He said the name will be Jethroni Pepperoni. It will have a stone tower, tumbled brick and stained cedar siding. The intent is to look Italian. Shaw noted that since this is an existing building it will need a waiver of the architecture from Council to use cedar wood siding. Gerleman said he has a permit from the DOT to clean up the volunteer trees and weeds to the west and north and the DOT will be dredging the swale. Their plan is to be open by the end of the year. Audience member Sheridan Thompson asked about the hiring age – Gerleman said 16 for hostess and 18 for servers.

Motion by Lohmeier to recommend approval subject to waiver of the architectural design standards. Seconded by Pudenz. Votes: Yes – Lohmeier, Pudenz, Henry, Moyna, Narber; No – None. Motion approved 5-0.

#8 Minutes of the August 25, 2015 meeting.

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

Old Business – Pudenz asked about pediatric dental clinic and if it was moving forward – as far as staff knows yes.

New Business – Shaw noted staff is working on a development to the southeast of Spring Creek Sports Complex.

Motion to adjourn approved, meeting adjourned at 7:03 p.m. Next meeting October 27, 2015 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner