

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**October 27, 2015 -6:30 PM**  
**Altoona City Hall**

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

Members Absent – None.

Staff – John Shaw and Chad Quick.

Guests – Kevin Ingram, Ami Penquite, Betty Yount-Perry, Darcy Yount, Tracy Sherman, Wally Pelds, Jessica Shepherd, Allison Rogers, Jamie Sargent, Kenny Wade, Ellie Henry, Madelyn Larson, Valentina Villarreal, Brooklyn Thomas, Jim Osterquist, John and Kim McMaster, 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.

#1 Public hearing, consideration and recommendation of a rezoning request from John and Kimberly McMaster for their property at 810 4<sup>th</sup> Street SW from M-1 (Limited Industrial) to R-2 (One and Two-family Residential). John McMaster, property owner, presented the request. They would like to rezone their home. Henry noted it could be tough to get financing. Shaw gave a brief history of the area and property. No one else spoke for or against the rezoning.

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

#2 Consideration and recommendation of a preliminary plat for Shani Yount Estates Plat 1. Greg Ross, Ross Land Surveying, presented the plat. It is a three-lot single-family residential plat. The comprehensive plan calls for low density residential. Staff is requesting the right-of-way for a cul-de-sac. Darcy Yount, owner, stated she would donate the land directly south of 15<sup>th</sup> Avenue. She would consider a cul-de-sac centered like a normal cul-de-sac. Shaw noted that the City would need to budget for actual construction of the cul-de-sac.

Motion by Dove to recommend approval subject to owner and City working out an agreement on the cul-de-sac and legal documents. Seconded by Moyna. Votes: Yes – Dove, Moyna, Lohmeier, Narber, Gjersvik, Henry, Pudenz; No – None. Motion approved 7-0.

#3 Consideration and recommendation of a final plat for Shani Yount Estates Plat 1. No new discussion.

Motion by Dove to recommend approval subject to owner and City working out an agreement on the cul-de-sac and legal documents. Seconded by Moyna. Votes: Yes – Dove, Moyna, Lohmeier, Narber, Gjersvik, Henry, Pudenz; No – None. Motion approved 7-0.

#4 Consideration and recommendation of a final plat for Bennett Bay. Wally Pelds, Pelds Engineering, presented the plat. It consists of 19 single-family detached lots and 29 townhome lots.

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

#5 Consideration and recommendation of a site plan for a parking lot addition at Cornerstone Church. Dave Short, Church representative, presented the site plan. The church is proposing to add a parking lot to the west. The project includes a storm water detention basin and a new storm outlet pipe running from the basin, between two houses to the west, and connecting to the City's storm sewer system under 18<sup>th</sup> Court SW. The City is participating in the installation of the bored storm sewer outlet pipe. All six neighbors abutting the project have now signed a landscaping waiver. Neighbor Jamie Sargent (505 18<sup>th</sup> Ct SW) said that he wants to make sure all of the grading and construction is done correctly. Ken Wade (501 18<sup>th</sup> Ct SW) wanted to know if the parking lot was curbed. It is curbed to direct water to the detention, not onto neighbors to the west and south. James Osterquist (550 17<sup>th</sup> Ave SW) opposes the project. Likes looking at the green area. He would like a fence installed so he doesn't have to look at the parking lot. Short said that the neighbor between the two specifically does not want a fence installed.

Motion by Dove to recommend approval subject to the signed landscaping waivers (all appear to have been submitted). Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Lohmeier, Moyna, Henry, Gjersvik, Narber; No – None. Motion approved 7-0.

#6 Consideration and recommendation of a site plan for EdgeBCC Trailer Parking Addition. Shaw presented the application on behalf of the applicant. It is a 30'x90' concrete pad to be used as an emergency operations center in the event of a disaster. Temporary grass parking will be utilized in an emergency situation. Restrooms in the principal building will be utilized.

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

#7 Conditional rezoning request from Phyllis Cokerham – APPLICATION WITHDRAWN. Henry noted the two rezonings have been withdrawn by the applicants.

#8 Amend zoning restrictions for Bucklin Galinsky Properties, LLC – APPLICATION WITHDRAWN.

#9 Minutes of the September 29, 2015 meeting.

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

Old Business – Jethroni's has no agreement with McDonalds for parking that staff is aware of. Shaw noted that Jethro's owns the lot to the east of Perkins.

New Business – Shaw said Outlet Mall is progressing but major construction will be next year. They are working on the site plan. Commissioners determined December 22<sup>nd</sup> as the December meeting date.

Motion to adjourn approved, meeting adjourned at 7:15 p.m. Next meeting November 24, 2015 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner