

ALTOONA PLANNING AND ZONING COMMISSION MEETING
November 24, 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 – Rodney Wekkin, Steve Moyna, Dame Trebilcock, Michael Barelli, Kelsey Havel, Jim Ellingson, Jerry Steenhoek, Michael Gaunt, 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 Consideration and recommendation of a site plan for garages at Bridlewood Apartments. Jerry Steenhoek, company representative, and Michael Gaunt, project engineer from Bishop Engineering, presented the project. They are proposing to add 20 new garages in two buildings on the south side of their property. They are providing storm water detention to the west of the garages. Pudenz asked about the flooding issue in the west garages. Steenhoek believes this project will alleviate that issue as a new speed bump and extra asphalt will be added to keep water out of those buildings.

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

#2 Consideration and recommendation of a site plan for Menard Inc. yard expansion and warehouse. Rodney Wekkin (Menards) and Brian Vogel (Hall & Hall Engineers) presented the site plan. They are expanding the yard to the south and constructing a 29,000 square foot warehouse. They will be relocating the storm water detention basin and enlarging it to accommodate the new impervious area. The building design is similar to the existing warehouse. They are seeking two variances for fence height and to use wood on the south wall of the warehouse.

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

#3 Consideration and recommendation of a final plat for Prairie Crossing Plat 3. Tim West, Snyder & Associates, presented the plat. It is a one lot and one outlot plat. The plat is for the Outlet Mall and future public street on the east side of the lot. The plat shows the utility easements. Henry asked and there are no changes from the preliminary plat.

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

#4 Consideration and recommendation of an interior site plan for the Outlets of Des Moines.

Mike Barelli, New England Development, addressed the site plan with Tim West. Color perspective drawings were presented and discussed. The staff report noted six items staff feels need more detail, Barelli said they are committed to working out those items. They are working thru their construction document phase. Henry asked how the plan fits into the development plan. Shaw noted that it does but that additional fine detail is needed on the building elevations. Pudenz asked about the metal decking. Barelli said it is a very flat metal, they don't want the corrugated metal look either.

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

#5 Minutes of the October 27, 2015 meeting.

Lohmeier moved and Moyna seconded to approve the minutes. Votes: Yes – Lohmeier, Moyna, Pudenz, Narber, Henry, Gjersvik, Dove; No – none. Motion approved 7-0.

Old Business – Lohmeier asked about the status of Shani Yount Estates plat – Shaw updated.

New Business – Discussed December meeting date. Staff will decide as Commission felt either day worked.

Motion to adjourn approved, meeting adjourned at 7:05 p.m. Next meeting December 15, 2015 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner