

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**December 15, 2015 -6:30 PM**  
**Altoona City Hall**

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

Members Absent – Dan Narber and Anne Lohmeier.

Staff – John Shaw and Chad Quick.

Guests – Erik Nikkel, Steve Moyna, Jack Bartels, Dave Fegley, Bernie Van Tic, Brad Skinner, Erin Ollendike, 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 Lohmeier and Narber.

#1 Public hearing, consideration and recommendation of a rezoning request from Premier Property LLC and Landmark Development Services to rezone approximately 36.49 acres from A-1 (Agricultural) to R-5 (Planned Unit Development). Erin Ollendike (Civil Design Advantage) presented the request. She discussed the request to rezone 36.49 acres from 73 homes and R-5 (PUD) zoning. They are requesting a few 65-foot wide lots and reduced side yard setbacks. Henry asked and Shaw clarified that this area was planned for single family but with lots wider than 70 feet. The property abuts the railroad on the east and entry for now is through the Meadow Vista South Parkside rental development. Two letters of support were received, one from the land seller. Andy Brown (1601 26<sup>th</sup> Ave SW) asked about extending the trail and the driveway behind his home. The trail will be extended and staff will look at the options for vacating the old 25<sup>th</sup> Avenue ROW behind his home.

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

#2 Public hearing, consideration and recommendation of a development plan from Premier Property LLC and Landmark Development Services for a project called Meadow Vista South Premier Property. The project consists of 73 single-family detached homes on 36.49 acres. Ollendike noted that detention will take place within the development. Streets are all 26-foot wide. The development will be a dead end at this time but a looped street is present within. A future northerly connection is shown as a second means of ingress/egress.

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

#3 Consideration and recommendation of a site plan for Prairie Meadows Self Storage. Erik Nikkel (Snyder & Associates) presented the site plan. It is a self-storage project. It meets the architectural standards with brick on the north and south walls. They also have a wrought iron fence with keyed/secure entry. Very automated system where you can rent units, buy locks, etc at the entry kiosk. They are working to get off-site grading and detention easements.

Motion by Henry to recommend approval subject to deficiencies. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Dove, Moyna, Gjersvik; No – None. Motion approved 5-0.

#4 Minutes of the November 24, 2015 meeting.

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

Old Business – Staff updated Commission on Outlets project.

New Business – Staff working on January and February agenda items.

Motion to adjourn approved, meeting adjourned at 6:53 p.m. Next meeting January 26, 2016 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner