

ALTOONA PLANNING AND ZONING COMMISSION MEETING
February 23, 2016 -6:30 PM
Altoona City Hall

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

Members Absent – Eric Gjersvik

Staff – John Shaw, Chad Quick,

Guests – Randy Pierce, Terri and Jim Studer, Trevor and Devon Kooker, Sydney Renfro, Kelsey Grant, Lincoln Gillotti, Devin Creger, Bryce Pase, Sam Burkle, Kirk and Teri Janes, Morgan Coleman, Nicole Rowe, Libby Nicodemus, Rachel Blakesley, Hannah Allen, Katie Stephens, Sydney Hollingshead, Zachary Carpenter, Doug Rowe, and others not signing in.

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

#1 Public hearing, consideration and recommendation of a rezoning request from Dr. Copolla for property owned at 753 8th Street SW to rezone 1.233 acres from R-3 (Multi-family Residential) to C-2 (General Commercial). Kirk Janes, business address is 100 8th Street SE, is proposing to buy and move his Signatures Salon and Day Spa business to this location. They will do some remodeling. Shaw gave a brief history of the property and the current zoning status.

Lohmeier moved to recommend approval of the rezoning request. Seconded by Moyna. Votes: Yes – Lohmeier, Moyna, Pudenz, Dove, Narber, Henry; No – none. Motion approved 6-0.

#2 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment from SAJG Boys Rental Properties LLC to amend 1.22 acres from low density residential to commercial at 2662 8th Street SW for an expansion of the UnityPoint Family Care Clinic. Doug Madernach (Civil Design Advantage) presented the project and different requests. He discussed the project intent of adding and addition on to the UnityPoint clinic to add new services. Henry asked about the existing use and the comprehensive plan. Shaw noted these three large single-family lots are shown as low density in the comprehensive plan. Terry and James Studer, representing a residential neighbor, had a few questions about the project – mainly this request only is for this property, it does not include the two other properties to the east. Anthony Omlie, 2701 10th Street SW, spoke and said he is concerned about privacy to the west. He abuts the existing clinic parking lot and his fence is a broken fence, not full length, and he would prefer what is proposed on the north. He asked if that extra privacy could be negotiated. Randy Pierce, 2621 10th Street SW, asked about the services offered. Jamie Myers (Premier Development) said they are urgent care, internal medicine and pediatrics. Will not have 24-hour services. The hours will be 8-8 during the week and 9-3 on the weekends. Dale Dewey, 2617 10th Street SW, said he was concerned about the wood fence and would like a masonry fence. He also noted he'd prefer the property to stay as is.

Henry moved to recommend approval of the comprehensive plan land use map amendment from low density residential to commercial. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Dove, Narber, Henry, Moyna, Lohmeier; No – none. Motion approved 6-0.

#3 Public hearing, consideration and recommendation of a rezoning request from SAJG Boys Rental Properties LLC to rezone 1.22 acres from R-1 (Single-family Residential) to C-2 (General Commercial) for property at 2662 8th Street SW. Shaw noted that staff had received and request from a neighbor to place some zoning restrictions on the lot. Staff had forwarded that to the developers for their review and consideration. Shaw read the list of uses to be excluded. Myers said they were okay with the excluded uses.

Pudenz moved to recommend approval subject to conditional zoning excluded uses. Seconded by Henry. Votes: Yes – Pudenz, Henry, Lohmeier, Dove, Narber, Moyna; No – none. Motion approved 6-0.

#4 Consideration and recommendation of a preliminary plat for UnityPoint Altoona Medical Campus. Madernach noted the plat is to combine the two lots (existing clinic and proposed lot) into one lot since the new addition is across the lot line. The existing driveway will be improved and will still be shared with the home to the east.

Pudenz moved to recommend approval of the preliminary plat. Seconded by Narber. Votes: Yes – Pudenz, Narber, Lohmeier, Dove, Moyna, Henry; No – none. Motion approved 6-0.

#5 Consideration and recommendation of a final plat for UnityPoint Altoona Medical Campus. No new discussion.

Henry moved to recommend approval of the final plat subject to legal documents. Seconded by Moyna. Votes: Yes – Henry, Moyna, Lohmeier, Pudenz, Dove, Narber; No – none. Motion approved 6-0.

#6 Consideration and recommendation of a site plan for UnityPoint Family Care. Madernach discussed the site plan including landscaping, utilities, driveways, and looked at the building elevations. A buffer yard or waiver is needed to the east. He showed the buffer plan to the south. Pudenz asked about maintaining the landscaping. Irene Dewey asked about the utilities, the will come from the front.

Henry moved to recommend approval of the site plan and would like to see some discussion with the neighbors and subject to the deficiencies being addressed. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Pudenz, Dove, Narber, Moyna; No – none. Motion approved 6-0.

#7 Public hearing, consideration and recommendation of a development plan amendment for The Shoppes at Prairie Crossing – Waterside Entertainment Territory. Kirk Whalen (Heart of America) discussed their requests and their proposed hotel project. Henry asked why amend the development plan and leave the hotel to the land north of Johnny's? Whalen addressed stating they are finding interest from restaurants not near the lake, they believe a hotel is a good fit with the restaurants. Henry noted the feeling from the Commission was to leave the restaurant pads as is. Shaw noted that since the staff reports were sent we've discussed with the developers the size of the pad area being adjusted to fit the available parking area. Shaw noted the massing

language of the DCM, and that staff would like to look at “color” as a secondary element, but make exterior wall material change the main component of massing.

Henry moved to recommend approval of the development plan amendment subject to tweaking the DCM with staff input. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Lohmeier, Dove, Narber, Moyna; No – none. Motion approved 6-0.

#8 Consideration and recommendation of a preliminary plat for Prairie Crossing Plat 4. Whalen presented the plat, it’s a one-lot commercial subdivision.

Lohmeier moved to recommend approval of the preliminary plat subject to deficiencies. Seconded by Narber. Votes: Yes – Lohmeier, Narber, Pudenz, Dove, Henry, Moyna; No – none. Motion approved 6-0.

#9 Consideration and recommendation of a final plat for Prairie Crossing Plat 4. No new discussion.

Henry moved to recommend approval of the final plat subject to legal documents. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Pudenz, Dove, Narber, Moyna; No – none. Motion approved 6-0.

#10 Consideration and recommendation of a site plan for Fairfield Inn and Suites. Whalen showed the site, parking, utilities, and building elevations. Shaw noted on the building elevations that we’d like to try to get more “prairie” style elements. Whalen said they will be looking at carrying the thick overhang to other elements. The sidewalk will connect around the lake. Site lighting will all match.

Lohmeier moved to recommend approval of the site plan subject to the deficiencies. Seconded by Narber. Votes: Yes – Lohmeier, Narber, Pudenz, Dove, Henry, Moyna; No – none. Motion approved 6-0.

#11 Minutes of the January 26, 2016 meeting.

Henry moved and Moyna seconded to approve the minutes. Votes: Yes – Henry, Moyna, Narber, Dove, Pudenz, Lohmeier; No – none. Motion approved 6-0.

Old Business – Shaw updated the Commission on the Outlets project.

New Business – None.

Motion to adjourn approved, meeting adjourned at 7:43 p.m. Next meeting March 29, 2016 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner