

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**May 31, 2016 -6:30 PM**  
**Altoona City Hall**

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

Members Absent – Jill Pudenz,

Staff – John Shaw, Chad Quick,

Guests – Philip Power, Keith Allbaugh, Pauline Freund, Mark Hintz, Phyllis Cokerham, Kevin Walke, Ron Carlson, James Rizzuti, Dough Mandernach, Jenny Rinehart, Andy McReynolds, Kevin Bartemes, Jim Ellingson, Councilwoman Sloan 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 Pudenz.

#1 Public hearing, consideration and recommendation of a rezoning request from Phyllis A. Cokerham to rezone 1.302 acres from A-1 (Agricultural) to Conditional C-2 (General Commercial).

Doug Mandernach, Civil Design Advantage, presented the request. It is a rezoning of 1.302 acres from A-1 to Conditional C-2. Henry asked and Shaw answered that when annexed, land comes into the City as A-1. The comprehensive plan shows this as commercial. Shaw then read the restricted uses and noted that these uses match the restricted uses of the Claxons and other commercial lots to the west.

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

#2 Consideration and recommendation of a preliminary plat for Wayside Acres Commercial Plat. Mandernach presented the plats and site plan. He noted they do indeed have 127 stalls on site now. Eric Gjersvik noted that the setback lines need to be labeled on the final plat.

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

#3 Consideration and recommendation of a final plat for Wayside Acres Commercial Plat. No additional comments on the final plat.

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

#4 Consideration and recommendation of a site plan for Wayside Acres Commercial. Gjersvik noted a few additional items to be addressed such as calling out the handicap accessible ramp locations, depth of stalls and stall length of angled parking to rear of retail building. Mandernach

said they will submit a full SWPPP and they have not decided on the exact type of underground detention cell. Gjersvik asked about the 25-foot ROW vacation and what happens if that is not approved? Mandernach said the site can be adjusted.

Andy McReynolds, owner of Claxon's, said they he was not allowed to use more ROW and thinks that everyone should abide by the same setback (meaning he is not in favor of the ROW vacation). He also said that due to increased truck traffic in his parking lot, his lot and 31<sup>st</sup> Avenue is beat up and needs to be improved. His main concern is the setback. (note: McReynolds says setback but he means the same distance back from the road, i.e. not vacating ROW)

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

#5 Public hearing, consideration and recommendation of a rezoning request from Marazco Holding Company LLC to rezone 8.69 acres from A-1 (Agricultural) to M-1 (Limited Industrial). Steve Gould, General Manager of Summit Products, 6750 NE 41<sup>st</sup> Avenue, represented the project. They want to continue to operate as an industrial business. Henry asked about the A-1 zoning. Shaw said that is how ground is annexed into the City by ordinance. Then the ground gets rezoned. The comprehensive plan calls for this ground to be industrial uses.

Keith Allbaugh, 916 13<sup>th</sup> Street Circle, asked about the enclosures and showed pictures of the area near their homes. Shaw noted that the enclosures and noise are things we can talk with them about – moving the scrap metal containers. Philip Power, 1524 Cardiff Court, asked about the annexation and why they were not informed. Staff noted that we follow State law. Mark Hintz, 1526 Cardiff Court, said they didn't have trash before Marazco moved in – can that be addressed? Gould said they have already moved the pallets and they can move the dumpsters. Allbaugh said the north fence belongs to their HOA.

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

#6 Consideration and recommendation of a site plan addition at Summit Products for Marazco Holding Company LLC. Gould said the reason for the building was the roof on the east half caved in during a snow storm. Henry asked and Gould stated they would move the scrap metal dumpsters. Gjersvik asked and Gould said they could look at extending the fence on the east to better screen the north parking lot from neighbors.

Lohmeier moved to recommend approval subject to receiving the variance from the Board of Adjustment, rezoning being approved, and receiving the architectural waiver. Seconded by Gjersvik. Votes: Yes – Lohmeier, Gjersvik, Henry, Moyna, Dove, Narber; No – none. Motion approved 6-0.

#7 Public hearing, consideration and recommendation of a development plan amendment for John Altman PUD (The Prairie at Tuscany Reserve) from Tuscany Reserve LLC. Anthony Guzzi, 1027 14<sup>th</sup> Avenue SE, asked if there were any changes for the ground north of him – Shaw answered no, not with this amendment. Shaw noted that the developer has requested the item be tabled until the next meeting.

Henry moved to table. Seconded by Narber. Votes: Yes – Henry, Narber, Dove, Moyna, Gjersvik, Lohmeier; No – none. Motion approved 6-0.

#8 Consideration and recommendation of a site plan for Adventureland Hotel patio and parking lot addition. Cody Weaver, Civil Engineering Consultants, presented the site plan. It adds 164 new parking stalls and a patio for the hotel. The plans show landscaping and sidewalk along the Adventureland Drive frontage and a connection from the street to the hotel.

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

#9 Consideration and recommendation of a site plan addition for Ss. John and Paul Catholic Church. Robert Ridgeway, Design Alliance, presented the plans to add 3,600 sf to the north side of the Faith Development Center. There are two 3” caliper trees that can either be relocated or removed and replaced elsewhere on the property.

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

#10 Consideration and recommendation of a preliminary plat for Eagle Creek Estates Plat 5. Brett Kiester, Unique Homes, explained what he is trying to do, add an uncovered deck onto the home. Has to be platted since the ground is owned by the HOA. They are working on legal documents and the HOA has approved the change.

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

#11 Consideration and recommendation of a final plat for Eagle Creek Estates Plat 5. No new discussion.

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

#12 Consideration and recommendation of a final plat for Laird Estates Plat 1. Shaw presented the plat on behalf of the developer. It plats 36 duplex units on 18 lots with this first phase. Total project is for 62 units on 31 lots.

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

#13 Minutes of the April 26, 2016 meeting.

Henry moved and Dove seconded to approve the minutes. Votes: Yes – Henry, Dove, Moyna; No – none; Passed – Gjersvik, Lohmeier, Narber. Motion approved 3-0-3.

Old Business – Shaw updated the Commission on the Outlet Mall and they plan to officially break ground on June 6th.

New Business – None.

Motion to adjourn approved, meeting adjourned at 7:30 p.m. Next meeting June 28, 2016 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner