

ALTOONA PLANNING AND ZONING COMMISSION MEETING
June 28, 2016 -6:30 PM
Altoona City Hall

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

Members absent – Dan Narber.

Staff – John Shaw, Chad Quick,

Guests – Brad Brockman, Don Timmins, Aaron Meyer, Wally Pelds, Lesley Netzler, Larry O’Connor, Michael B. Johnson, Kris D. Johnson, Jim Ellingson, Ben Miller, 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 Narber.

#1 Continue public hearing, consideration and recommendation of a development plan amendment for John Altman PUD (The Prairie at Tuscany Reserve) from Tuscany Reserve LLC. Brad Brockman (McClure Engineering) presented the amendment. He discussed the changes of renumbering the Tracts, and specific to the townhome piece the changes spread the units out, still has over 38% open space, and two fewer units.

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

#2 Consideration and recommendation of a preliminary plat for Tuscany Townhomes Plat 2. Brockman said this plat has 22 units and will connect Tuscany Drive to NE 80th Street (14th Ave SE) via a private street.

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

#3 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment from Meadowlands II, LC to change 56.35 acres from Light Industrial/Office Park to Industrial. Edward Williams of Eagle Materials, Dallas, Texas, presented the application. He showed a PowerPoint presentation. He began by describing the company. He said the property fits their needs, has rail access and is the right location – the Des Moines market. The main activity will be to deliver raw cement product via rail car and then off load into a larger storage dome. Then the material will be loaded into semi-trailers and delivered to patch plants around the metro area to be made in the concrete.

Wally Pelds (Pelds Engineering) spoke about the property itself. It is roughly 54 acres, south of 9th Street NE and east of 1st Avenue North. A portion of the property is in the Zone A flood zone. They are anticipating 80 trucks per day at peak operation. Early morning is their busy time. Would have about 14 trucks in that peak time of the early morning. There is about 350

feet of clear space between their operation and the neighbor to the North (Franchetti), and about 570 to the closest neighbor to the south. Most of the equipment operates at 80 decibels at the most. Should noise be an issue they can install different equipment to dampen the sound. Their operation does not create dust. The footprint uses about 18 acres of the 54. The design allows two rail spur tracks that can each hold 35 cars, or 10 a day. The cars will come from Newton and should not impact the 1st Avenue crossing. There might be slight delays on 9th Street NE where the manual switch is located. The tallest elevator structure is 208 feet tall, the top antenna is about 175 feet tall. The grade does drop from 9th Street and 1st Avenue to this location. The larger dome has a 150-foot diameter. The project would be about a \$15-\$20 million investment.

Henry asked and Williams said the reason for the dome is to store material during the construction season. Gjersvik asked and Pends said they will have a culvert under the railroad tracks per the Iowa DNR.

Michael Johnson, 500 9th St NE, said he was concerned about the road (9th Street NE) – is it sufficient for amount of truck traffic. Dove asked and Shaw addressed that a traffic signal at 9th St and 1st Ave is not immediate. Sewer will have to come from somewhere, most likely from the northeast.

Ben Miller, 125 7th Ave Ct NE, said he is concerned about noise and air pollution. The distance is about 1/8th of a mile. He continued saying he was concerned about decibel levels, times of operation and the distance of the noise. Pelds addressed the noise concern – it will be close to if you were travelling on the Interstate in a car – that is 72 decibels. The hours of operation would be typical construction hours during the season. Pelds said the 80 trucks per day is the peak; a truck stop has about 80 trucks per hour for perspective. The sewer will come from the North, they are not opposed to extending a fire line. Busy times during the construction season would be 4-7 am, then 1-3 pm as the peak times. Particulate leaks are minimal and would be swept up. There will be inspections for air quality. The roads/drives will be paved.

Jim Franchetti, 834 9th St NE, owns the home surrounded by the project, said he is opposed to the project and is concerned about the truck traffic. Dan Carleton, 401 1st St East, said he is concerned about the traffic on 1st Avenue and the truck noise. Vera Swoboda, 401 9th St NE, said she is concerned about the trucks and objects to the project.

Pelds clarified that this is a cement transfer plant, it is one of the raw materials that gets mixed in to make concrete. He said there is not enough room in the NE Industrial Park, and if there was it would take a long time to take off rail cars off the main line. The proposed spurs can pull 35 cars off at a time. Iowa Interstate Railroad can either bring 10 cars a day or 35 cars twice a week.

Henry asked why place this in the middle of the City? Williams said they operate inside cities all the time. Pudenz asked if there are competitors in the area. Jeremy Larson (Sales Manager for this area) said there are four other competitors and they are located in West Des Moines, south of Valley Junction, on Park Avenue in Des Moines, on Maury Ave in Des Moines or Pleasant Hill, and in Pleasant Hill near the gas tank farms.

Lohmeier said she's conflicted. She sees this as economic development but is concerned about moving closer to residential developments. She is also concerned about traffic in the morning. Also concerned about how this would impact development of ground to the east in the future. Pudenz noted the economic development but not sure this is the best spot and is also concerned about traffic. Henry asked and Shaw noted there are staff concerns. He said that 9th is a chip seal road with asphalt overlay and would need to be rebuilt. Utilities need to get to the site and need to be studied more and cost estimates. The road is the main concern with heavy trucks. Henry said there are three options: approve, deny or table. Pelds said they'd like to build as soon as possible. Pelds said the 80 trucks per day will not destroy the road. He also said they would create a buffer on the north. Pudenz asked about and looked at a copy of the comprehensive plan map for this area. Gjersvik said he feels the railroad is an asset.

Dove moved to recommend approval of the comprehensive plan land use map amendment subject to working out deficiencies with staff. He said he feels it would be a good project for the city. He noted that his recommendation included adding the 100 foot landscaping buffer on the site plan. Seconded by Gjersvik. Votes: Yes – Dove, Gjersvik, Henry, Moyna; No – Lohmeier, Pudenz. Motion approved 4-2.

#4 Public hearing, consideration and recommendation of a rezoning request from Meadowlands II, LC to rezone 56.35 acres from M-1 (Limited Industrial) and M-2 (Heavy Industrial) to M-2 (Heavy Industrial). No new discussion.

Dove moved to recommend approval of the rezoning request subject to working out deficiencies with staff. Seconded by Gjersvik. Votes: Yes – Dove, Gjersvik, Henry, Moyna; No – Lohmeier, Pudenz. Motion approved 4-2.

#5 Consideration and recommendation of a final plat for Fieldstone Estates Plat 2. Jason Leddens (Snyder & Associates) presented the final plat. This is the second plat in Fieldstone. 37 lots.

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

#6 Consideration and recommendation of a final plat for Meadow Vista South Plat 2. Nick Halfhill, Landmark Development, presented. The plat is 38 lots on 16 acres. Include a trail and some park space. The lots are for sale and listed in the high \$60K-70K.

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

#7 Consideration and recommendation of a site plan amendment for Facebook Building 3. Shaw presented on behalf of Facebook. This is a westerly addition to Building #3. They did not build all of Building 3 with the original approval and are now adding on to it. It is within the original

footprint of the building. It adds about 250 feet of length and about 45,000 square feet. Same materials as the rest of the building.

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

#8 Consideration and recommendation of a site plan for Comfort Inn. Cole Reick, Clapsaddle Garber & Associates, presented the site plan. This is a 68-room hotel directly east of the existing Comfort Inn. The existing building will be re-branded. The building footprint is just under 13,000 square feet.

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

#9 Consideration and recommendation of a site plan for RV One Superstores. Lesley Netzler (Kimley-Horn & Associates of Lisle, Illinois) presented the site plan. This is a RV sales and service lot on 14.44 acres. It has 511 total parking stalls with 384 for RV display. The building has a footprint of just over 27,000 square feet. Drains to the regional storm basin to the southeast. Gjersvik asked and stall will review how we handle the RV waste dump to determine if a meter is needed.

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

#10 Minutes of the May 31, 2016 meeting.

Henry moved and Dove seconded to approve the minutes. Votes: Yes – Henry, Dove, Moyna, Gjersvik, Lohmeier; No – none; Passed – Pudenz, Narber. Motion approved 5-0-1.

Old Business – Shaw updated the Commission on the Outlet Mall and the annexation to the southeast.

New Business – None.

Motion to adjourn approved, meeting adjourned at 8:00 p.m. Next meeting July 26, 2016 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner