

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**September 27, 2016 -6:30 PM**  
**Altoona City Hall**

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

Members absent – None.

Staff – John Shaw, Chad Quick.

Guests – Gary Jones, Doug Mandernach, Brad Brockman, Jamey Franzen, Art and Julia Jones, and others not signing in.

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

#1 Public hearing, consideration and recommendation of a rezoning request from Arthur Jones to rezone 12.97 acres from A-1 (Agricultural) and R-5 (Planned Unit Development) to R-1 (Single-family Residential). Vic Piagentini presented the rezoning and plat request. It is a 12.97 acre property proposed for single-family residential. Existing home will remain for now. Henry asked about reasons for two different zoning districts now. Shaw explained the southern part was purchased from Hubbell and was part of the Tuscany development.

Pudenz moved to recommend approval of the preliminary plat subject to deficiencies. Seconded by Moyna. Votes: Yes – Pudenz, Moyna, Gjersvik, Henry, Lohmeier, Narber, Dove; No – none. Motion approved 7-0.

#2 Consideration and recommendation of a preliminary plat for A & J Jones Plat 1. This single-family layout has 31 lots, 75 feet wide. The smallest lot is 9,800 sf. Henry asked about the street layout. Shaw noted the Tuscany Outlot and park. Piagentini noted lots 11-14 and timing of the development. Gjersvik asked about detention – it is a dry basin now in the Tuscany development, future wet bottom pond with full build out of area.

Pudenz moved to recommend approval of the preliminary plat subject to deficiencies. Seconded by Lohmeier. Votes: Yes – Pudenz, Lohmeier, Moyna, Narber, Dove, Gjersvik, Henry; No – none. Motion approved 7-0.

#3 Consideration and recommendation of a final plat for Tuscany Townhomes Plat 2. Brad Brockman, McClure Engineering, presented the plat. This is a 24-lot bi-attached unit plat. This will extend existing streets, making the connection to Tuscany Drive. They will have the deficiencies addressed by late this week.

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

#4 Consideration and recommendation of a preliminary plat for Tuscany Plat 3. Brad Brockman, McClure Engineering, presented the plat. There are 35 lots, 55-foot wide minimum per a development plan amendment approved a few years ago. Streets and utilities are in place, but a

few new services will be needed. Gjersvik noted the way that sidewalks meet the streets in this development is odd. McClure and the developer are trying to work thru some issues. Andrew Hubbell, Hubbell Realty, said they would like to start a new plat but need more velocity before they can start that.

Henry moved to recommend approval of the plat. Seconded by Narber. Votes: Yes – Henry, Narber, Pudenz, Lohmeier, Moyna, Dove, Gjersvik; No – none. Motion approved 7-0.

#5 Consideration and recommendation of a site plan amendment to UnityPoint Clinic. Doug Mandernach, CDA, presented the site plan amendment. This is now a 6,000 sf addition instead of 15,000 sf as previously planned. Still will have urgent care services. Will be installing the driveway, landscaping, detention, screening, etc., just less parking lot and a smaller building addition. Quick noted staff sent a drawing and memo to neighbors to inform them of the change.

Lohmeier moved to recommend approval of the amendment. Seconded by Pudenz. Votes: Yes – Lohmeier, Pudenz, Moyna, Narber, Dove; Gjersvik, Henry; No – none. Motion approved 7-0.

#6 Consideration and recommendation of a site plan for Facebook Storage Building. Shaw presented the site plan. This is a 1,500 sf storage and maintenance building. All deficiencies have been resolved. It is located at the west end of building #2. Gjersvik asked to verify the pavement thickness on the plan.

Henry moved to recommend approval of the site plan. Seconded by Moyna. Votes: Yes – Henry, Moyna, Gjersvik, Pudenz, Lohmeier, Narber, Dove; No – none. Motion approved 7-0.

#7 Consideration and recommendation of a site plan addition for Iowa Cold Storage. Gary Jones represented the site plan addition. It is a 117,000 sf addition on the south side of the building. Gjersvik asked about the purpose of the 24” plug in the south end of the new storm pipe. Jamey Franzen said it is a drain. There will be a large, exposed concrete footing and man doors for the west and south end of the addition. There will need to be flat ground around it for egress.

Henry moved to recommend approval of the site plan addition. Seconded by Narber. Votes: Yes – Henry, Narber, Dove, Pudenz, Lohmeier, Moyna, Gjersvik; No – none. Motion approved 7-0.

#8 Minutes of the August 30, 2016 meeting.

Pudenz moved and Dove seconded to approve the minutes. Votes: Yes – Pudenz, Dove, Narber, Moyna; No – none; Passed – Lohmeier, Gjersvik, Henry. Motion approved 4-0-3.

Old Business – Shaw updated the Commission on projects.

New Business – Staff updated on annexation and future bypass extension. Henry asked if the City keeps figures of square footage of houses. Staff did not think that was a statistic we kept but will find out.

Motion to adjourn approved, meeting adjourned at 7:08 p.m. Next meeting October 25, 2016 at 6:30 p.m. Respectfully submitted, Chad Quick, Planner