

ALTOONA PLANNING AND ZONING COMMISSION MEETING
June 27, 2006 -6:30 PM
Altoona City Hall

Members Present – Jerry Nolin, Allison Hay, Dennis Keller, Dan Narber, Anne Lohmeier, Scott Henry and Jeda Blanchard.

Members Absent - None

Staff – John Shaw, Chad Quick, Susi Hoots

Guests – Keith Williamson (Williamson Group), Vic Piagentini (Associated Engineering Company), Bob Johnston (Johnston Development), Carl Fields (Coffee Barn).

Chairman Nolin called the meeting to order at 6:30 p.m. Roll call taken, all members present.

#1 Public hearing, discussion and recommendation of an ordinance amendment to Chapter 168.13 M-1 (Limited Industrial) to allow retail food sales such as confectionery stores – including ice cream or snack bars, delicatessens, or restaurants for consumption on site or carryout as a permitted accessory use. John Shaw, Community Development Director, explained that the request stems from a conditional use permit application from Carl Fields, owner of The Coffee Barn. The City Attorney’s opinion is that the request is beyond the scope of a conditional use permit. The request before the Commission is to amend the M-1 district regulations to allow retail food sales as a permitted accessory use. Henry asked about “Being There” and the issue of spot zoning. Shaw explained that “Being There” was granted a conditional use permit a couple of years ago and is an extension of in essence the previous use of the property. That property had been operated as a bar for decades. Henry also asked about the comprehensive plan – the area is planned for industrial uses. Blanchard questioned the double standard with “Being There” the same use. Lohmeier said she sees the spot zoning issue and lack of pedestrian access. Nolin said he doesn’t want to see a restaurant in M-1 but does want to see a layered zoning. Shaw wanted to clarify that the ordinance amendment would affect all M-1 properties citywide. Keller said he does not believe we have the right to spot zone. Henry said he thinks the area will be commercial and mentioned changing the Johnston property, “Being There”, and changing the cornfield to the east be changed in the comprehensive plan for commercial uses. Shaw said there is a possibility of C-4 (Village Commercial) for the properties along 1st Avenue. Bob Johnston (owner of Johnston Development) said he is coming forward next month for rezoning and with a site plan for the property.

Keller moved to deny the amendment request. Seconded by Nolin. Votes: Yes – Keller, Nolin, Narber, Hay, Lohmeier; No – Henry, Blanchard. Motion approved 5-2.

#2 Public hearing, discussion and recommendation of an ordinance amendment to Chapter 165.02 regarding amending the definition of a conditional use. Shaw explained the items being clarified as they pertain to Conditional Uses, the definition and powers. Lohmeier said that this should give the Board of Adjustment a more clear understanding of what is allowed. Henry wanted to know what options are available to those that don’t fit. Shaw explained that these amendments should help confirm that the responsibility of land use and zoning is in the hands of the Planning and Zoning Commission and City Council. Nolin thought the seven standards were a good idea. Lohmeier noted the changes were to clarify the ordinances.

Lohmeier moved to recommend approval of the ordinance amendment. Seconded by Hay. Votes: Yes – Lohmeier, Hay, Keller, Narber, Nolin, Blanchard; No - None; Pass – Henry. Motion approved 6-0 (Henry passing).

#3 Public hearing, discussion and recommendation of an ordinance amendment to Chapter 170.06 to more clearly define the scope of the Conditional Use responsibilities of the Board of Adjustment and establish standards for review and approval of conditional use applications. No new discussion.

Lohmeier moved to recommend approval of the ordinance amendment. Seconded by Nolin. Votes: Yes – Lohmeier, Nolin, Hay, Keller, Narber, Blanchard; No - None; Pass – Henry. Motion approved 6-0 (Henry passing).

#4 Discussion and recommendation of a site plan for the Williamson Group Commercial Building Vic Piagentini (Associated Engineering Company) presented the site plan. He noted this is a strip retail building for six tenants. He explained the parking lot connections to the east and west. The project will fill the site and be able to connect the properties. Keith Williamson (builder) said that one of the property owners is concerned that there will be use of their parking lot as overflow parking with Claxon's. The owner would also like to install a speed bump on the property (eastern side) and signage restricting use of the parking to the users of the strip lot. Williamson said parking is the major concern of theirs. Shaw clarified that they are not being asked to provide parking for their neighbor (Claxon's). Shaw said they are being asked to provide good traffic flow. Shaw said the City would participate in the project to see that the parking lots are connected.

Blanchard recommended approval of the site plan subject to correcting the deficiencies prior to going to City Council. Seconded by Lohmeier. Votes: Yes – Blanchard, Lohmeier, Narber, Nolin, Henry, Keller, Hay; No – none. Motion approved 7-0.

#5 Minutes of May 30, 2006 meeting. Lohmeier moved to approve the minutes. Seconded by Keller. Votes: yes – Lohmeier, Keller, Nolin, Hay, Narber; No – none; Pass – Blanchard, Henry. Motion approved 5-0 (2 passing).

Old Business – Nolin noted the density is an issue with as least some of the City Council Members. Shaw said he would talk with City Administrator Jeff Mark and some council members about the issue. Keller noted a concern of his is that we don't have a ladder truck and only one 35-foot ladder to handle upper-story fires.

New Business – None

Meeting adjourned at 7:35 p.m. Next meeting July 25, 2006 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner