

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**July 25, 2006 -6:30 PM**  
**Altoona City Hall**

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

Members Absent – Jeda Blanchard and Allison Hay.

Staff – John Shaw, Chad Quick

Guests – Larry O’Connor, Linda Harris, Paulette Franklin, Don Marner (Snyder & Associates), Dan Hunt (GE Wattier), Dave Porter, Russ Stagner, .

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

#1 Public hearing, discussion and recommendation of a rezoning request from Dave Porter to rezone approximately 0.335 acres of land from R-2 (One and Two-family Residential) to R-2 (Multi-family Residential). The property is locally known as 404 1<sup>st</sup> Avenue South. Dave Porter presented. He is proposing to convert the three apartment buildings he owns to condominiums. Two properties are zoned R-3 but this property is not zoned appropriately. Multi-family buildings should be zoned R-3 instead of R-2. John Shaw noted that variances are needed for the front and rear yard of all three properties.

Lohmeier moved to recommend approval the rezoning request. Seconded by Henry. Votes: Yes – Keller, Henry, Nolin, Narber, Lohmeier; No – None. Motion approved 5-0.

#2 Discussion and recommendation of a site plan for Artistic Manufacturing. Dan Hunt, GE Wattier, presented the site plan and showed elevations of the addition. Artistic is proposing to construct a 7,000 s.f. addition on the west side of the main building. Some additional parking stalls are proposed as well. He said the will meet all the deficiencies but they have two issues. They don’t want to install the staff-proposed rain garden or the five trees. Shaw said the crux of the problem is sending water to the neighbor. They are currently proposing to outlet to the railroad property. Shaw said staff is trying to help them with their problem. It was suggested to move the four trees behind the building to the front of the property. Henry also thought it would be nice to move the trees to the west side of the west building.

Henry moved to recommend approval of the site plan subject to resolving the two issues (storm water outlet and landscaping) prior to going to City Council. Seconded by Narber. Votes: Yes – Henry, Narber, Lohmeier, Keller, Nolin; No - None. Motion approved 5-0.

#3 Discussion and recommendation of a preliminary plat for Read Farms Plat 2 (County Plat). Russ Stagner would like to construct a home on Lot 2 of this plat. The plat is to subdivide an existing lot so that he can do so. The property abuts the City. Shaw said that one of the things we are considering is sanitary sewer, especially since this is approximately 600 feet from a sewer main. Shaw said that he would recommend that the City and applicant’s engineers consider how sewer could be accommodated for this property and the area.

Narber moved to recommend approval of the plat subject to the two deficiencies. Seconded by Lohmeier. Votes: Yes – Narber, Lohmeier, Nolin, Keller, Henry; No - None. Motion approved 5-0.

#4 Discussion and recommendation of the 8<sup>th</sup> Street Corridor Master Plan. Don Marner, Snyder & Associates presented the plan and gave a background for it. The said that Snyder & Associates, along with City staff and the Altoona Beautification Committee, have developed a plan for streetscapes, landscaping, entrances, etc. for the 8<sup>th</sup> Street corridor. After explaining the plan and its different elements, questions were entertained. Henry asked about burying overhead electric. Yes, one element is to bury the overhead electric lines along 8<sup>th</sup> Street. The plan is to develop general guidelines for development. Jerry Weislander wondered about the costs – although preliminary estimates have been prepared, much more detailed work will need to be completed prior to a final cost estimate, however it is clear the project will have to be done in phases. Carl Nielson is also wondering about costs and the “redevelopment” that is noted by his property – this is an area that could be redeveloped in the future if the opportunity exists. Shaw reiterated that this is a plan and that cost estimates are being developed. It will be a multi-year project. Harold Albertson said he is always concerned about parking in front of this property as he uses part of the right-of-way for parking. Martha Devries lives in the Falcon Ridge Townhomes and is wondering where landscaping would be placed. Judy Losch said we should be concerned about where landscaping is placed, specifically in medians.

Lohmeier recommended approval of the plan. Seconded by Henry. Votes: Yes – Lohmeier, Henry, Narber, Nolin, Keller; No – none. Motion approved 5-0.

#5 Discussion and recommendation of the Prairie Heritage Civic Center Plaza. Don Marner, Snyder & Associates presented this plan as well. Snyder & Associates, City staff and the Altoona Beautification Committee, worked on this plan. Paulette Franklin said she is concerned about parking – there will be parking available on Center Place SW and a new 13-stall parking lot on the east side of the park, near the War Memorial. Rod Losch said he is concerned about water, wetlands and mosquitoes – staff said that the area currently is a small wetland and there should not be any new water issues. Heather Wilson asked is there would be traffic lights on 13<sup>th</sup> Street and 1<sup>st</sup> Avenue South – Shaw said that is a traffic amount issue and something that is always being monitored. If and when the traffic numbers increase and signals are needed, that intersection is a logical location.

Keller recommended approval of the plan. Seconded by Nolin. Votes: Yes – Keller, Nolin, Lohmeier, Narber; No – Henry. Motion approved 4-1.

#6 Comprehensive Land Use Map discussion – southern area. Shaw presented

Henry recommended approval of the Land Use Map. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Narber, Nolin, Keller; No – none. Motion approved 5-0.

#7 Minutes of June 27, 2006 meeting. Narber moved to approve the minutes. Seconded by Lohmeier. Votes: yes – Narber, Lohmeier, Keller, Nolin, Henry; No – none. Motion approved 5-0.

Old Business – Keller stated that a casino sign in East St. Louis fell during recent storms. The sign was 120’ tall and 70’ wide, very similar in size to the large Prairie Meadows sign which we were told could never come down.

New Business – Keller noted the weeds are getting tall on the undeveloped lots at Meadowglade Townhomes. Staff will send a letter notifying the owners to mow.

Meeting adjourned at 8:00 p.m. Next meeting August 29, 2006 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner