

ALTOONA PLANNING AND ZONING COMMISSION MEETING
August 29, 2006 -6:30 PM
Altoona City Hall

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

Members Absent – None.

Staff – John Shaw, Chad Quick, Susi Hoots

Guests – Ed Pelds (Pelds Engineering), Brad Cooper (Cooper & Crawford Associates), Brad Skinner (Skinner Law Office), Bob Johnston, and Councilman Joe Riding.

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 a comprehensive plan land use map amendment request from Bob Johnston to change approximately 2.53 acres from Industrial to Commercial. The property is locally known as 120 1st Avenue North. Brad Skinner, Skinner Law Office, 204 8th Street SE, presented the requests on behalf of the applicants. The subject property is at 120 1st Avenue North. He spoke that this is an amended application, their initial application was for the eastern one acre of bare ground. Skinner then spoke to the reasons for denial as discussed in the staff report. He went through the items one by one. Shaw then addressed the same items through the staff report. Nolin asked about why no sue as M-1 flex space. Skinner said that C-2 is more absolute with allowed uses. Skinner quoted, based on Keller's question about the legality of spot zoning, basically the law says – not always. Blanchard asked about C-1. Shaw said C-1 is basically a buffer from residential. Blanchard asked if neighbors had been notified and any complaints lodged. Neighbors have been notified and no complaints have been lodged. Skinner said that they would just rezone the front acre now and rezone the rest later if appropriate. Keller stated that he feels that all of the issues are at Johnston's risk, except the spot zoning. Skinner spoke to the issue, saying that the uses should be looked at. Keller thought that the entire area should be looked at for a comprehensive plan amendment, not just this small piece. Shaw discussed the parking for the existing building. Skinner said that he knew nothing that required additional parking stalls for the existing structure. Shaw said that the additional parking would need to be added for commercial uses.

Blanchard moved to recommend approval the comprehensive plan land use amendment for the front bare ground from industrial to commercial. The area is approximately one acre in size. Seconded by Narber. Votes: Yes – Blanchard, Narber, Nolin; No – Hay, Keller; Pass – Henry, Lohmeier. Motion approved 3-2 (2 passed).

#2 Public hearing, discussion and recommendation of a rezoning request from Bob Johnston to rezone approximately 2.53 acres from M-1 (Limited Industrial) to C-2 (General Commercial). No new discussion.

Blanchard moved to recommend approval the rezoning request for the front bare ground (approximately one acre in size) with the same conditional uses as the recent 1st Avenue North and 9th Street NE rezonings. Seconded by Narber. Votes: Yes – Blanchard, Narber, Nolin; No – Hay, Keller; Pass – Henry, Lohmeier. Motion approved 3-2 (2 passed).

#3 Discussion and recommendation of a final plat for Eastpointe Parkway Plat 1. A letter was received from the project engineer requesting that this item be pulled from the agenda.

#4 Discussion and recommendation of a preliminary plat for Ironwood Plat 4. Brad Cooper of Cooper & Crawford Associates, presented the plan. The plat finished Stonegate Court SW. It is a 13-lot single-family residential subdivision plat.

Henry recommended approval of the plat subject to deficiencies. Seconded by Blanchard. Votes: Yes – Henry, Blanchard, Lohmeier, Narber, Hay, Nolin, Keller; No – none. Motion approved 7-0.

#5 Discussion and recommendation of a site plan for Kum & Go at 1430 1st Avenue North. Ed Pelds, Pelds Engineering presented the site plan. This is a slight revision from the site plan approved earlier this summer. The plan now will include all pieces of the Kum & Go gas on that lot. A plat of survey is still needed to finalize the lot situation.

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

#6 Discussion and recommendation of a site plan for Kum & Go at 3734 8th Street SW. Ed Pelds, Pelds Engineering presented the site plan. This site is the location of the old Briarcliff Retirement Center. The site includes the Kum & Go and an attached partner building, most likely a food partner. A survey will be done but most likely E85 will be sold here. Kum & Go said that these two sites were attractive because of the high traffic and just off busy roads.

Narber recommended approval of the site plan. Seconded by Hay. Votes: Yes – Narber, Hay, Henry, Lohmeier, Blanchard, Nolin, Keller; No – none. Motion approved 7-0.

#7 Comprehensive Land Use Map discussion – eastern area. Shaw presented the proposed land use map. He discussed the WRA sanitary sewer plans and the proposed land uses in the area. He also showed the “Growing Green” assessment map of the Mud Creek watershed. The next steps of the planning process are to add more detail for specialized land uses.

Keller recommended approval of the proposed land use map. Seconded by Lohmeier. Votes: Yes – Keller, Lohmeier, Narber, Hay, Henry, Blanchard, Nolin; No – none. Motion approved 7-0.

#8 Minutes of the July 25, 2006 meeting. Hay noticed in the minutes under “Old Business” a word is misspelled, it says “feel” and should be “fell”. Keller motioned to approve the minutes with the above-mentioned change. Seconded by Nolin. Votes: yes – Keller, Nolin, Narber, Lohmeier, Henry; No – none; Pass – Hay, Blanchard. Motion approved 5–0 (2 passing).

Old Business – Henry asked if the Kum & Go site plans were something they could deny. Shaw said not unless we had an agreement with the developer that something other than a convenience store would locate on those sites.

New Business – None.

Meeting adjourned at 8:07 p.m. Next meeting September 26, 2006 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner