

ALTOONA PLANNING AND ZONING COMMISSION MEETING
September 26, 2006 -6:30 PM
Altoona City Hall

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

Members Absent – Anne Lohmeier.

Staff – John Shaw, Chad Quick

Guests – Bart Turk (Civil Engineering Consultants), Brad Cooper (Cooper & Crawford Associates), and Councilman Joe Riding.

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

#1 Public hearing, discussion and recommendation of a comprehensive plan land use map amendment request from Ironwood LC to change approximately 8.544 acres from Low Density Residential to Commercial. Bart Turk, Civil Engineering Consultants, presented the request. The request is to change the comp. plan and rezone property on the southwest corner of 1st Avenue South and 24th Street SW. Nolin asked, and Turk confirmed, that the owners have agreed to the same conditional zoning agreement as before. Shaw also said the driveways on the rezoning sketch are not necessarily going to be allowed as drawn – that will have to be worked out in the site plan when it comes forward. Also, Shaw noted that the rezoning sketch as presented does not meet the conditions of the conditional zoning agreement. Quick noted that the conditional zoning agreement is titled Ironwood Neighborhood Commercial.

Henry moved to recommend approval the comprehensive plan land use amendment subject to the conditions of the Ironwood Neighborhood Commercial agreement. Seconded by Nolin. Votes: Yes – Henry, Nolin, Narber, Hay, Keller. No – Blanchard. Motion approved 5-1.

#2 Public hearing, discussion and recommendation of a rezoning request from Ironwood LC to rezone approximately 8.544 acres from A-1 (Agricultural) to Conditional C-2 (General Commercial). The only new discussion was that Blanchard said that her preference is for low density housing in this area.

Henry moved to recommend approval the rezoning request subject to the conditions of the Ironwood Neighborhood Commercial agreement. Seconded by Narber. Votes: Yes – Henry, Narber, Nolin, Hay, Keller. No – Blanchard. Motion approved 5-1.

#3 Public hearing, discussion and recommendation of a comprehensive plan land use map amendment request from Ironwood LC to change approximately 14.247 acres from Low Density Residential to Medium Density Residential. Bart Turk, Civil Engineering Consultants, presented the request. The sketch submitted with the request shows 116 units and density of 8.14 units per acre. Nolin, Blanchard and Keller all stated they would prefer a buffer for the R-1 neighbors to the west. Nolin said his concern was that we built this school and does not believe these will have many children. He feels this area is better as single-family. Hay asked about the

Centennial area with the condos and apartments there. Shaw said that planning began in 1990 and the apartments in 1994.

Keller asked if this is something that could come back in the spring when we may have a better feel for the area and what is developed. Then we may see a need. Nolin said he would rather have the three-story condos near 1st Avenue South and low density towards the west.

Blanchard moved to recommend the comprehensive plan land use amendment be denied. Seconded by Nolin. Votes: Yes – Blanchard, Nolin, Henry, Narber, Hay, Keller. No – None. Motion approved 6-0.

#4 Public hearing, discussion and recommendation of a rezoning request from Ironwood LC to rezone approximately 14.247 acres from A-1 (Agricultural) to R-3 (Multi-family Residential). No new discussion.

Blanchard moved to recommend the rezoning request be denied. Seconded by Nolin. Votes: Yes – Blanchard, Nolin, Henry, Narber, Hay, Keller. No – None. Motion approved 6-0.

#5 Discussion and recommendation of a preliminary plat for Ironwood South Plat 1. Brad Cooper, Cooper Crawford & Associates, presented the plat. This plat is for two lots and one outlot. One of the lots is the site of a future park (Ironwood Park) located north of 24th Street SW and west of 3rd Avenue SW. The park will be about seven acres in size. The main reason for this plat is to construct 24th Street SW and associated utility work for the Ironwood Crossing project. Cooper addressed the deficiencies.

Hay recommended approval of the preliminary plat subject to deficiencies being corrected prior to going before City Council. Seconded by Narber. Votes: Yes – Hay, Narber, Keller, Nolin, Blanchard; No – None; Pass - Henry. Motion approved 5-0 (1 passing).

#6 Discussion and recommendation of a final plat for Ironwood South Plat 1. No new discussion.

Hay recommended approval of the final plat subject to deficiencies being corrected prior to going before City Council. Seconded by Keller. Votes: Yes – Hay, Keller, Narber, Nolin, Blanchard; No – None; Pass - Henry. Motion approved 5-0 (1 passing).

#7 Discussion and recommendation of a preliminary plat for Ironwood Crossing Plat 1. Bart Turk, Civil Engineering Consultants, presented the plat and site plan. The project is to plat lots for two 24-unit condominium buildings and 22 single-family detached townhomes. Turk said they met with staff yesterday and discussed the deficiencies and they are in agreement with them. They had one issue, the six-foot sidewalk along 24th Street SW, they don't want to maintain it. Staff explained that six-foot sidewalks are typical along our major streets and the homeowners maintain them. This situation would be no different. Turk understood and accepted the policy.

Keller said he did not have an issue with the project, although he would like to see more parking, but he will be voting no because we do not have a ladder truck and he believes it is time the City purchases one. Nolin said he is voting for it. The buildings are sprinkled.

Blanchard voted to recommend approval of the preliminary plat subject to the deficiencies being corrected. Seconded by Narber. Votes: Yes – Blanchard, Narber, Hay, Nolin; No – Keller; Pass – Henry. Motion approved 4-1 (1 passing).

#8 Discussion and recommendation of a site plan for Ironwood Crossing. No new discussion except that Shaw noted that the deficiencies need to be corrected prior to going to City Council.

Blanchard voted to recommend approval of the site plan subject to the deficiencies being corrected prior to going to City Council. Seconded by Nolin. Votes: Yes – Blanchard, Nolin, Narber, Hay; No – Keller; Pass – Henry. Motion approved 4-1 (1 passing).

#9 Discussion and recommendation of a final plat for Read Farms Plat 2 (County Plat). Shaw addressed the plat in the absence of anyone representing the plat. It is a two-lot single-family plat. One lot has a home on it and the other lot has a home proposed for it. The properties do abut current Altoona corporate limits.

Henry voted to recommend approval of the final plat subject to the annexation note being added and the other deficiencies being corrected prior to going to City Council. Seconded by Narber. Votes: Yes – Henry, Narber, Blanchard, Keller, Hay, Nolin; No – None. Motion approved 6-0.

#10 Discussion and recommendation of proposed ordinance amendments to Chapter 175 Subdivision – pertaining to review of plats of survey. Shaw presented the amendments and described a plat of survey. He said that this amendment is to provide for our official review and approval of plats of survey both within City Limits and within our two-mile review area.

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

#11 Minutes of the August 29, 2006 meeting. Keller motioned to approve the minutes. Seconded by Blanchard. Votes: yes – Keller, Blanchard, Nolin, Narber, Hay, Henry; No – none; Motion approved 6–0.

Old Business – Keller noted that Council approved the second readings of ordinances that would approve the Johnston rezoning and Councilman Conkling said the City should revise the comprehensive plan for the area to be commercial.

New Business – Keller noted that there are tall weeds at 1st Avenue North and 9th Street NE/NW.

Meeting adjourned at 7:37 p.m. Next meeting October 31, 2006 at 6:30 p.m.

Respectfully submitted,

Chad Quick

Planner