

ALTOONA PLANNING AND ZONING COMMISSION MEETING
October 31, 2006 -6:30 PM
Altoona City Hall

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

Members Absent – None.

Staff – John Shaw, Chad Quick, and Susi Hoots.

Guests – Vic Piagentini (Associated Engineering Company of Iowa), Tim West (Snyder & 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.

#1 Public hearing, discussion and recommendation of a comprehensive plan land use map amendment request from Vista Real Estate Group to change approximately 20.02 acres from Agricultural to Low Density Residential. Tim West, Snyder & Associates, presented the request. The request is to change the comp. plan and rezone property for a southern extension of Prairie Vista.

Henry moved to recommend approval the comprehensive plan land use amendment. Seconded by Keller. Votes: Yes – Henry, Keller, Nolin, Narber, Hay, Blanchard, Lohmeier. No – None. Motion approved 7-0.

#2 Public hearing, discussion and recommendation of a rezoning request from Vista Real Estate Group to rezone approximately 20.02 acres from A-1 (Agricultural) to R-2 (One and Two-family Residential). West presented the rezoning request. Nolin asked about access to the proposed detention areas. West said there is one 20-foot wide access for each pond and another 10-foot access could be accommodated also off of 28th Street at the other end of these plans. Shaw said this development does not have direct connection to trails, however, they are planned for the east, west and south of this development.

Henry moved to recommend approval the rezoning request. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Narber, Nolin, Hay, Keller, Blanchard. No – None. Motion approved 7-0.

#3 Discussion and recommendation of a preliminary plat for Prairie Vista Plats 4 & 5. West presented the preliminary plat. The lot and street layout are in compliance with regulations. West stated that the plan is to deed the Outlots to the City. However, if not deeded to the City, they will be part of a homeowners association that will need to be created for maintenance of the Outlots. Nolin asked if it's appropriate for the developer to pay for hard surfacing of the accesses. Shaw said that with this not being part of the park system, it would seem appropriate, it's not budgeted for at this time. Henry led a discussion about trails. Shaw made two proposals – either defer until the Parks Board and City Council can look at it or approve the preliminary plat subject to ownership/maintenance/access being resolved.

Henry moved to recommend approval of the preliminary plat subject to the developer and staff coming into agreement regarding ponds, and the area either being park ground or association ground, before it goes to City Council. Seconded by Hay. Votes: Yes – Henry, Hay, Lohmeier, Blanchard, Nolin, Narber, Keller. No – None. Motion approved 7-0.

#4 Discussion and recommendation of a final plat for Prairie Vista Plat 4. Keller made a motion to defer this item to next month. Seconded by Narber. Votes: Yes – Keller, Narber, Blanchard, Hay, Nolin, Lohmeier, Henry; No – None. Motion approved 7-0.

#5 Discussion and recommendation of a final plat for Prairie Vista Plat 5. Blanchard made a motion to defer this item to next month. Seconded by Keller. Votes: Yes – Blanchard, Keller, Narber, Hay, Nolin, Lohmeier, Henry; No – None. Motion approved 7-0.

#6 Discussion and recommendation of a final plat for Wyatt Woods Plat 3. Vic Piagentini, AEC, presented the plat. This plat connects 11th Street NW with 9th Street NW and to 5th Avenue NW. Piagentini said that all the deficiencies would be corrected prior to going to Council. No new discussion.

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

#7 Minutes of the September 26, 2006 meeting. Blanchard motioned to approve the minutes. Seconded by Narber. Votes: yes – Blanchard, Narber, Nolin, Keller, Hay, Henry; No – none; Pass – Lohmeier. Motion approved 6–0 (1 passing).

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 – It was decided that the December meeting will be held on Tuesday December 19th at 6:30 p.m. in the City Council Chambers.

Meeting adjourned at 7:08 p.m. Next meeting November 28, 2006 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner