

ALTOONA PLANNING AND ZONING COMMISSION MEETING
December 19, 2006 -6:30 PM
Altoona City Hall

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

Members Absent – Anne Lohmeier.

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

Guests – Doug Saltsgaver (Engineering Resource Group), Charles Lessmann (Snyder & Associates), Joe Pietruszynski (Hubbell), Denny and Linda Franzen, Jamie Franzen, Rex Ramsay (Big R Farms), 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 Hubbell Properties to change approximately 196.184 acres of Agricultural ground to 79.64 acres of Low Density Residential; 45.61 acres of High Density Residential; and 70.9376 acres of Industrial land uses. Doug Saltsgaver, Engineering Resource Group, and Joe Pietruszynski, Hubbell Realty, presented the requests. One item discussed was the 31-foot collector street with gradual swale, not a ditch per se. Pietruszynski said they would look at curb here. Nolin noted he would really like to see curb. As for the 20-foot lot width for row houses, Pietruszynski handed out packets. The packets detailed similar projects in other metro cities. He noted that West Des Moines and Waukee both allow this standard. Keller asked about how many lots would be available with the minimum lot width. Pietruszynski said that they are not sure; they both build types of units and sell ground to builders that may also want to build this type of unit, so it is difficult to say. He said that an option could be to limit themselves to a square foot minimum for the units. Pietruszynski said they don't like to do that, they like to have options. Pietruszynski said they could build these as a condominium and P&Z would only have site plan approval. If there are no 20-foot lot minimums, it just takes away a financing option for developers/builders. Blanchard said she likes the designs. Pietruszynski said that another aspect of the conservation design is to provide options and gain efficiencies in infrastructure and then provide area for the open space.

Nolin expressed his concerns for play areas for kids. Pietruszynski stated that they do provide passive play areas and trails interconnect. Keller said he is still concerned about the 20-foot lot widths. He would be happy with 20-25% of the 45 acres with the 20-foot lot minimums. Saltsgaver said streets would have curb in the single-family area. Shaw suggested that curbing and storm water be left to staff for review and then staff would report on a per plat basis. Keller said he assumed the homes would be three-story. Pietruszynski said there would be a mixture of elevations and have both slabs and basements.

Rex Ramsay, Big R Farms, said they are located north and west of the site. He said they are pleased in that it shows the flow of street extensions. He said they want to make sure water and sewer are appropriately sized to accommodate future growth.

Saltgaver noted, after Keller asked, that the open space between units is around 100 feet. The distance is the same or greater than standard development. Keller asked about cul-de-sacs.

Blanchard moved to recommend approval of the necessary amendments. Seconded by Hay. Votes: Yes – Blanchard, Hay, Keller, Nolin, Narber. No – None. Pass – Henry. Motion approved 5-0-1.

#2 Public hearing, discussion and recommendation of a rezoning request from Hubbell Properties to rezone approximately 125.2464 acres from A-1 (Agricultural) to R-5 (Planned Unit Development) and 70.9376 acres from A-1 (Agricultural) to M-1 (Limited Industrial). Shaw noted that the M-1 zoning is a conditional zoning. Hubbell has agreed in writing to certain exceptions.

Narber moved to recommend approval of the rezoning requests. Seconded by Blanchard. Votes: Yes – Narber, Blanchard, Keller, Hay, Nolin. No – None. Pass – Henry. Motion approved 5-0-1.

#3 Public hearing, discussion and recommendation of a development plan for Ambrose Place P.U.D. to include single-family and multi-family units. No new discussion.

Blanchard moved to recommend approval. Seconded by Narber. Votes: Yes – Blanchard, Narber, Nolin, Keller, Hay. No – None. Pass – Henry. Motion approved 5-0-1.

#4 Discussion and recommendation of a site plan revision for Prairie Meadows Conference Center. Shaw explained the change between approved plans and what was constructed.

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

#5 Discussion and recommendation of a site plan for Iowa Cold Storage Rail Spur. Charles Lessmann, Snyder and Associates, presented the spur plans. He said that north of 9th Street NE the spur is below grade but south of 9th Street NE it is above grade. He said that previously there had been some discussion about an intermodal facility. It is not feasible for this area. Iowa Cold Storage anticipates shipping 50,000 tons per year. That equates to either 500 box cars or 2,000 semi trailers. They will use 2-5 box cars per day and this will be accomplished with a switcher engine from Des Moines. Concolor fir trees will be placed south of 9th Street NE to help provide a visual break. Also, prairie grasses will be planted on the side of the banks. Lessmann noted they are still reviewing storm water calculations. Shaw noted the spur is privately owned and staff is reviewing the maintenance agreement for the spur and street crossing. Shaw illustrated how, if it were to happen, cars would come from the west. Keller asked how long during construction 9th Street NE would be closed. Lessmann said a flagger would be present but the street would probably be closed a week.

Nolin made a motion to recommend approval. Seconded by Narber. Votes: Yes – Nolin, Narber, Blanchard, Hay. No – Keller. Pass – Henry. Motion approved 4-1-1.

#6 Discussion and recommendation of a condominium regime for Wilburn Place. Shaw noted the plans, that the buildings meet the necessary building codes, have been rezoned and have received the appropriate variances.

Blanchard made a motion to recommend approval of the condominium regime. Seconded by Keller. Votes: Yes – Blanchard, Keller, Narber, Hay, Henry, Nolin. No – None. Motion approved 6-0.

#7 Discussion and recommendation of a condominium regime for Porter Place. No new discussion.

Keller made a motion to recommend approval of the condominium regime. Seconded by Nolin. Votes: Yes – Keller, Nolin, Blanchard, Hay, Narber, Henry. No – None. Motion approved 6-0.

#8 Discussion and recommendation of a condominium regime for Altman Place. No new discussion.

Keller made a motion to recommend approval of the condominium regime. Seconded by Blanchard. Votes: Yes – Keller, Blanchard, Narber, Hay, Henry, Nolin. No – None. Motion approved 6-0.

#9 Minutes of the November 28, 2006 meeting. Blanchard moved and Henry seconded approval of the minutes. Votes: Yes – Blanchard, Henry, Keller, Nolin. No – None. Passed – Narber, Hay. Motion approved 4-0.

Old Business – Keller noted that the Prairie Vista changes were approved by City Council.

New Business – None.

Meeting adjourned at 7:45 p.m. Next meeting January 30, 2007 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner