

ALTOONA PLANNING AND ZONING COMMISSION MEETING
April 24, 2007 -6:30 PM
Altoona City Hall

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

Members Absent – None.

Staff – John Shaw, Chad Quick, Susi Hoots

Guests – Councilwoman Michelle Sloan, Councilman Joe Riding, Chris Harvey (C&J Development), Mike Brooner (Civil Design Advantage), Bill Ludwig and Curt Stemsrud (William J. Ludwig and Associates), Kellee Sheriff, Mike Downs, Brad Pelligrino, Jackie and Alison Parsons, Jeff Hove, Cory Clark, Steve Tripp, Ray Wiltgen, Amanda Briggs, Ward Schneider, Angie Caswell, Justin and Karri Kamman, Garth and Carrie Jones, Vanessa Huffert, Dylan Wentland, Josh McNelly, and others not signing in.

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

#1 Consideration and recommendation of a re-submitted preliminary plat for Meadow Vista Plat 6. Mike Brooner, Civil Design Advantage, presented the plats. He said that this was a re-submittal of an expired plat. He expects the street to be in next week. It is 21 single-family lots and one townhome lot.

Blanchard moved to recommend approval of the preliminary plat subject to submittal of deficiency items prior to City Council. Seconded by Narber. Votes: Yes – Blanchard, Narber, Lohmeier, Hay, Keller, Nolin; No – None. Henry passed. Motion approved 6-0-1.

#2 Consideration and recommendation of a re-submitted final plat for Meadow Vista Plat 6.

Lohmeier moved to recommend approval of the final plat subject to submittal of deficiency items prior to City Council. Seconded by Blanchard. Votes: Yes – Lohmeier, Blanchard, Hay, Keller, Narber, Nolin; No – None. Henry passed. Motion approved 6-0-1.

#3 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 3.07 acres from low density residential to high density residential up to 20 units per acre (shown as parcels G and H on Andrew's Acres III Development Plan dated 4-24-2007). Bill Ludwig, William J. Ludwig and Associates, presented the plan. He discussed the layout, the 5th Avenue connection, said the commercial will act as a transition are, then townhomes and apartments to the north. Basically, the higher density residential faces either the Interstate or commercial area to the east. Nolin opened the floor for public comments.

Jeff Hove, 1024 9th Ave NW, handed out a page detailing the concerns of him and his neighbors (copy attached). They, he and the neighbors, always understood there would be thru traffic, it's just a matter of how much. There are many small children I the neighborhood. Concerns are safety, drainage, greenspace and commercial area. Steve Tripp, 1016 9th Ave NW, said there concerns previously were traffic and rental units. They were told the homes would be \$110,000 and up. He feels that property values will decrease. He doesn't like the rental but doesn't feel the townhomes would be too big a problem. Ward Schneider, 1008 9th Ave NW, moved here

about six years ago. Always knew it would develop but understood it to be single-family residential, not commercial. He feels a better transition is needed for the commercial. He feels the traffic is the major issue. He doesn't feel the townhomes are bad. He also would like a definition of City Park, what is included in a City Park? Michael Downs, 1036 9th Ave NW, said he is a retired Captain in the Iowa State Patrol. He is concerned about privacy, also traffic and property values. Angie Caswell, 926 8th Ave NW, is concerned about traffic. She has an in-home daycare. She is also concerned about the commercial and high density areas. Justin Kamman, 805 10th Ave NW, was told adjacent areas would be single-family, not townhomes, apartments and commercial. He is also concerned about traffic and privacy. Keller asked him who had told him the nearby area would be single-family. He said a combination of neighbors and realtor, and that it was zoned that way.

Nolin asked about the City Park area. Shaw said the area is planned for a trail and dry bottom detention basin. Shaw said this area was additional buffer provided when the F&S Rosenberger development was approved. Steve Tripp, again, had visited with additional neighbors, and feels that they would be upset as well if they had a better understanding of the area and what is planned. Brad Pelligrino, 813 Greenbreeze Circle, said the park area is not being kept up. It needs to be maintained better. He also is concerned about privacy and buffer as he backs up to the new area. He agrees it should be developed but still has concerns.

Ludwig stated that they would like to have a neighborhood meeting. He addressed some of the concerns – the area will be developed, each segment will have a landscaping plan, the developer has in mind a day care center on the SW commercial parcel, and strip commercial on the rest. One person in attendance stated that there are two in-home daycares on 8th Ave NW and he would not like to see the rest commercial. He suggested uses of single-family residential or a sports complex.

Henry said he is glad the neighbors were going to meet. He continued saying the first plan was townhomes, then single-family and townhomes, the single-family only. The proceeded with some infrastructure then stopped. Nolin discussed densities. Henry asked is anyone was present that lives south of Adventureland Drive. One person stood up, Ray Wiltgen, 1006 4th Ave NW. he said he understands this can't all be single-family residential, thought it might be commercial but not this big, this much. Was told it would be townhomes and single-family when he bought it. Steve Tripp, said that from 10 years ago, there would be a single-family residential buffer all along existing homes. Henry left at 7:30 p.m. It was agreed that a neighborhood meeting will be held on Tuesday, May 1, 2007 at 6:30 p.m. at City Hall.

Lohmeier asked about playground space. Shaw said the existing area is basically wide enough for a trail. He said that the apartments would have to put in playground equipment. Shaw said he would talk to the Parks Department and get an update. Keller thanked developers for their efforts. He said he was personally against the commercial. If the neighbors are okay with it, he could live with it as long as neighbors are okay but thinks it should be done as conditional zoning and buildings brought up to Adventureland Drive and lots of landscaping.

Correspondence letter was received stating that four of the five partners in F&S Rosenberger, LLC, supported the development request (copy attached).

Blanchard moved to table all items concerning Andrew's Acres III until the May 29, 2007 meeting. Seconded by Keller. Votes: Yes – Blanchard, Keller, Lohmeier, Hay, Narber, Nolin; No – None. Motion approved 6-0.

#4 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 2.93 acres from low density residential to medium density residential up to 10 units per acre (shown as parcels I and K on Andrew's Acres III Development Plan dated 4-24-07).

#5 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 6.00 acres from medium density residential to commercial (shown as parcels A, B and C on Andrew's Acres III Development Plan dated 4-24-07).

#6 Public Hearing, consideration and recommendation of a rezoning request of 6.00 acres from R-5 (PUD) to C-2 (General Commercial) (shown as parcels A, B and C on Andrew's Acres III Development Plan dated 4-24-07).

#7 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 5.05 acres from medium density residential to high density residential up to 20 units per acre (shown as parcels D, E and M on Andrew's Acres III Development Plan dated 4-24-07).

#8 Public Hearing, consideration and recommendation of a development plan called Andrew's Acres III, consisting of approximately 2.93 acres at 10 dwelling units per acre, approximately 6.30 acres at 16.0 units per acre, and approximately 8.82 acres at up to 20 units per acre.

#9 Consideration and recommendation of a site plan for Williamson Group Commercial Building. The developers of this project have pulled the item from the agenda at this time.

#10 Minutes of February 27, 2007 meeting. Lohmeier moved to approve the minutes. Seconded by Narber. Votes: yes – Lohmeier, Narber, Keller, Hay, Nolin; No – none. Blanchard Passed. Motion approved 5-0-1.

Old Business – None.

New Business – Keller asked if there was interest from the Commission to have a joint meeting with the City Council to get more direction. After some discussion it was decided that it may be best to visit with Council at one of their work sessions. Lohmeier noted that she would not be at the May meeting.

Meeting adjourned at 7:50 p.m. Next meeting May 29, 2007 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner