

ALTOONA PLANNING AND ZONING COMMISSION MEETING
August 28, 2007 -6:30 PM
Altoona City Hall

Members Present – Allison Hay, Dennis Keller, Jerry Nolin, Scott Henry, Anne Lohmeier.

Members Absent – Dan Narber and Jeda Blanchard.

Staff – John Shaw, Chad Quick, Susi Hoots

Guests – Bill Ludwig and Curt Stemsrud (William J. Ludwig and Associates), Jeff Hove, Councilman Joe Riding, Councilwoman Michelle Sloan, Steve Tripp, Caleb Smith (McClure Engineering), Don Marner (Snyder & Associates), Dean Roghair and Mike Brooner (Civil Design Advantage), Dennis Stemler (Newberry Management), Bob Brierly, Jerry Oliver Civil Engineering Consultants), Joe Pietruszynski (Hubbell), Mark Trumbauer (Regency Land Development), Nick Little, Chelsi Randolph, Troy Bunch, Randy Walker, Kyle Bieghler, Kevin Barber (Schiffler and Associates), 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 except Narber and Blanchard.

#1 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 6.34 acres from medium density residential to commercial (shown as parcels A, B and C on Andrew's Acres III Development Plan dated 8-28-07). Bill Ludwig, William J. Ludwig and Associates, presented the drawing for the development. He addressed the changes now shown, back to an earlier version, including the through street, round-about, and joint street on the east side of the development. They believe these are sound transportation plans. The housing units transition from single-family on the north to higher densities. The commercial is one-story C-5 uses. The overall number of units has been reduced from 356 to 219. Keller asked about phasing of the street on the east. Ludwig stated that the neighbors (F&S Rosenberger) have agreed to help install that street. After the motion, Keller stated he could not support additional commercial in this area. Lohmeier asked about the amount of commercial ground in the area.

Henry moved to recommend approval. Seconded by Nolin. Votes: Yes – Henry, Nolin, Hay, Lohmeier; No – Keller. Motion approved 4-1.

#2 Public Hearing, consideration and recommendation of a rezoning request of 6.34 acres from R-5 (PUD) to C-5 (Office Park) (shown as parcels A, B and C on Andrew's Acres III Development Plan dated 8-28-07).

Henry moved to recommend approval. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Hay, Nolin; No – Keller. Motion approved 4-1.

#3 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 7.22 acres from medium and high density residential to high density residential up to 20 units per acre (shown as parcels D, E and F on Andrew's Acres III Development Plan dated 8-28-07). Henry commented that no play area exists for the middle apartment buildings. Keller

asked about street on the east. Ludwig said they would provide the street connection into the parking lot on northern most apartment building.

Keller moved to recommend approval. Seconded by Hay. Votes: Yes – Keller, Hay, Henry, Lohmeier, Nolin; No – None. Motion approved 5-0.

#4 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 3.36 acres from low density residential to high density residential up to 12 units per acre (shown as parcel G on Andrew's Acres III Development Plan dated 8-28-07). Jeff Hove, 1024 9th Avenue NW, said he does not believe the area north of his home (at the end of 9th Avenue) is a compromise, just what has been proposed. John Shaw gave a history of past land use designations for that area. The current designation is single-family residential. Steve Tripp, 1016 9th Avenue NW, expressed his disappointment with what has transpired. He does not want a through street, wants also single-family residential in the neighborhood. Nolin and Keller stated their opinions about the through street and the public safety concerns that the through street alleviates.

Keller moved to recommend approval. Seconded by Lohmeier. Votes: Yes – Keller, Lohmeier, Henry, Hay, Nolin; No – None. Motion approved 5-0.

#5 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 1.66 acres from low density residential to open space (shown as parcel H on Andrew's Acres III Development Plan dated 8-28-07).

Lohmeier moved to recommend approval. Seconded by Hay. Votes: Yes – Lohmeier, Hay, Nolin, Keller, Henry; No – None. Motion approved 5-0.

#6 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 2.91 acres from low density residential to low density residential up to 4 units per net acre (shown as parcels I & J on Andrew's Acres III Development Plan dated 8-28-2007).

Henry moved to recommend approval. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Hay, Nolin, Keller; No – None. Motion approved 5-0.

#7 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 7.20 acres from medium and high density residential to medium density residential up to 10 units per acre and open space (shown as parcel K and Outlot Z on Andrew's Acres III Development Plan dated 8-28-2007). Lohmeier asked about park ground, Shaw said the Park Board had previously reviewed this plan and approved it.

Henry moved to recommend approval. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Hay, Keller, Nolin; No – None. Motion approved 5-0.

#8 Public Hearing, consideration and recommendation of a development plan called Andrew's Acres III, consisting of 1.66 acres of open space, approximately 2.91 acres at 5 dwelling units per acre, approximately 7.20 acres at 10 dwelling units per acre, approximately 3.36 acres at 12

units per acre, and approximately 7.22 acres at up to 20 units per acre. Densities are figured in net acres, not gross acres.

Henry moved to recommend approval. Seconded by Nolin. Votes: Yes – Henry, Nolin, Hay, Lohmeier, Keller; No – None. Motion approved 5-0.

#9 Public Hearing, consideration and recommendation of a comprehensive land use map amendment of 11 acres from low, medium and high density residential to open space (Meadow Vista South). Dean Roghair, Civil Design Advantage, presented the amendment. He stated that they want to add amenities to be eligible for the new tax abatement plan. This plan shows 11.1 more acres of park space. The tot-lot will be new and they will install playground equipment for the tot-lot. This plan shows 90 fewer units. Roghair noted that detention cannot be counted for tax abatement unless it is a water amenity. All lots are at least 65-feet wide. He also stated it would be difficult (grade issues) to install tunnels under streets for trail safety.

Lohmeier moved to recommend with the developer and City working together on trails and locations. Seconded by Hay. Votes: Yes – Lohmeier, Hay, Keller, Nolin; No – None; Pass – Henry. Motion approved 4-0-1.

#10 Public Hearing, consideration and recommendation of a development plan amendment for Meadow Vista South, consisting of 132.75 acres total.

Keller moved to recommend approval. Seconded by Lohmeier. Votes: Yes – Keller, Lohmeier, Hay, Nolin; No – None; Pass - Henry. Motion approved 4-0-1.

#11 Consideration and recommendation of a preliminary plat for Pleasant View Acres Plat 2. Mike Brooner, Civil Design Advantage, presented the plat. He discussed that this was a re-plat for two lots and he discussed the access easement.

Lohmeier moved to recommend approval of the plat. Seconded by Hay. Votes: Yes – Lohmeier, Hay, Nolin, Keller; No – None; Pass - Henry. Motion approved 4-0-1.

#12 Consideration and recommendation of a final plat for Pleasant View Acres Plat 2. No new discussion.

Lohmeier moved to recommend approval of the plat subject to legal documents. Seconded by Keller. Votes: Yes – Lohmeier, Keller, Hay, Nolin; No – None; Pass - Henry. Motion approved 4-0-1.

#13 Consideration and recommendation of a preliminary plat for Eastpointe Parkway Plat 3. Don Marner, Snyder and Associates, presented. He laid out the development and said they would comply with deficiencies. Marner said they would construct ponds now. Outlot “Q” will be down below the road, they are concerned about screening the pond because they want to make it a nice feature and not screen it from view.

Keller moved to recommend approval of the plat. Seconded by Henry. Votes: Yes – Keller, Henry, Lohmeier, Nolin, Hay; No – None. Motion approved 5-0.

#14 Consideration and recommendation of a final plat for Eastpointe Parkway Plat 3. No new discussion.

Henry moved to recommend approval of the plat subject to legal documents. Seconded by Nolin. Votes: Yes – Henry, Nolin, Keller, Lohmeier, Hay; No – None. Motion approved 5-0.

#15 Consideration and recommendation of a Site Plan for Eastpointe Center I. Marner also presented this site plan. The building is about 26,000 s.f. and sits on about 2.9 acres. The building is a one story building. Kevin Barber, Schiffler & Associates, architect for the project, said they have seven total bays with Skinner Law Office and Valley bank as current occupants. The building meets the architectural design standards.

Henry moved to recommend approval. Seconded by Hay. Votes: Yes – Henry, Hay, Lohmeier, Keller, Nolin; No – None. Motion approved 5-0.

#16 Consideration and recommendation of a preliminary plat for The Tuscany Plat. Caleb Smith, McClure Engineering, presented the plat. He said that Phase I is from the north down to the 17th Street SE and Tuscany Drive SE intersection. He went through the deficiencies and said they would comply and work with staff. Henry asked and Smith stated that there are trails, and that commercial and Outlots will come in the future with plats and site plans. Joe Pietruszynski, Hubbell, talked about build out time frames. Nolin stated that he is opposed to the 3” curbs. Shaw said that we are still reviewing the curb issue and infiltration rates. Pietruszynski said that he is convinced these work. Smith said they are working on grading and hopefully reducing pipe sizes. Keller clarified that he is being asked to take a leap of faith on this, that everything will work out. Pietruszynski said that they need to move forward now because we are getting close to freeze. Lohmeier asked if Staff is still recommending approval, Shaw said yes. Shaw said that we are still working through the construction drawings. Nolin said that he likes the cleaner aspect of the 6” curbs. Keller said that he wants to see side yard swales.

Henry moved to recommend approval subject to deficiencies. Seconded by Hay. Votes: Yes – Henry, Hay, Lohmeier, Keller, Nolin; No – None. Motion approved 5-0.

#17 Consideration and recommendation of a site plan addition for Prairie Village of Altoona. Dennis Stemler, Newberry Management and Development, presented. They want to add one, four-unit apartment building to finish out their site. They are showing eight new parking stalls. Henry noted that exterior material issue and said that he is fine with the proposed vinyl siding.

Henry moved to recommend approval subject to deficiencies. Seconded by Lohmeier. Votes: Yes – Henry, Lohmeier, Keller, Nolin, Hay; No – None. Motion approved 5-0.

#18 Consideration and recommendation of a site plan addition for Adventureland Amusement Park. Jerry Oliver, Civil Engineering Consultants, presented the drawings. Adventureland is proposing to add a water play feature where the circus is presently located, it will not be back

next year. They know there are still a few deficiencies and they will comply with those. They are under a tight timeframe because they close at the end of September and need to have the new feature open in May.

Henry moved to recommend approval of the site plan subject to deficiencies. Seconded by Keller. Votes: Yes – Henry, Keller, Lohmeier, Nolin, Hay; No – None. Motion approved 5-0.

#19 Minutes of the July 31, 2007 meeting.

Henry moved to approve the minutes subject to changing the minutes for the Andrew's Acres discussion stating "street coming back to the west". Seconded by Lohmeier. Votes: Yes – Narber, Hay, Nolin, Keller, Lohmeier; No – none; Pass – Henry. Motion approved 5-0-1.

Old Business – None.

New Business – None.

Meeting adjourned at 8:15 p.m. Next meeting September 25, 2007 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner