

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

Members Present – Allison Hay, Dennis Keller, Jerry Nolin, Jeda Blanchard, Anne Lohmeier.

Members Absent –Scott Henry and Dan Narber.

Staff – John Shaw, Chad Quick

Guests – Bree Cooper (Hy-Vee), Stacey Monroe (representing US Cellular), and three other people not signing in.

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

#1 Consideration and recommendation of a preliminary plat for Wyatt Woods Plat 5. Shaw addressed the plat. It's a six-lot single-family residential subdivision. Two flag lots are proposed and were approved with the layout of the development plan for Eastpointe Village. None of the lots will have accesses onto Adventureland Drive.

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

#2 Consideration and recommendation of a site plan for Hy-Vee Grocery. Bree Cooper, Hy-Vee Assistant Site Director, presented the site plan. She showed the plans and elevation drawing. She said they are looking to start November 6th. Keller talked about the elevations and wants to make sure Hy-Vee works with staff on column elements to break up the wall lines. Cooper acknowledged they are working with staff and looking at materials. Cooper said landscaping will also be coordinated on the west side. Cooper then discussed the store layout. Keller asked about storm water and directing it to the wetlands before getting to the ponds. Cooper said that they and staff are working on storm water issues.

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

#3 Consideration and recommendation of a site plan for Hy-Vee Gas. Keller wondered if a filter could be placed in a manhole/intake near the gas station to catch gas, oils, etc., before reaching the ponds. Cooper said yes. Keller said that he would like to see one in particular if the storm water can't be detoured through the wetlands.

Keller moved to recommend approval subject to addressing the storm water runoff issue (routing through wetland vs. filter). Seconded by Hay. Votes: Yes – Keller, Hay, Lohmeier, Blanchard, Nolin; No – None. Motion approved 5-0.

#4 Consideration and recommendation of a site plan for US Cellular tower. Stacey Monroe, representing US Cellular, 1450 16th Avenue Ankeny, presented their plan to construct a 120-foot

tall cellular tower on the western portion of the Altoona street shop property. The tower itself is a monopole, designed to collapse on itself. It has built in “break” points. The property is zoned R-2. They will add some conifer trees along the trail to help block the view for pedestrians.

Blanchard moved to recommend approval subject to Board of Adjustment approvals. Seconded by Nolin. Votes: Yes – Blanchard, Nolin, Keller, Hay, Lohmeier; No – None. Motion approved 5-0.

#5 Discussion and recommendation of an amendment to the Altoona Urban Renewal Plan. Shaw presented the item and showed the maps and reasoning for the amendments. The amendment includes the new SE water line/tower, Ironwood, and Prairie Meadows.

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

#6 Minutes of the September 25, 2007 meeting.

Lohmeier moved to approve the minutes. Seconded by Keller. Votes: Yes – Lohmeier, Keller, Hay, Nolin; No – none; Pass – Blanchard. Motion approved 4-0-1.

Old Business – None.

New Business – None.

Meeting adjourned at 7:13 p.m. Next meeting November 27, 2007 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner