

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**November 27, 2007 -6:30 PM**  
**Altoona City Hall**

Members Present – Allison Hay, Dennis Keller, Jerry Nolin, Jeda Blanchard, Scott Henry and Dan Narber. Anne Lohmeier arrived at 6:35.

Members Absent – None.

Staff – John Shaw, Chad Quick

Guests – Bob Vanderlinden (Engineering Resource Group), Casey Port and Steve Nieber (Hubbell), Brian Shiffler and Kevin Barber (Shiffler and Associates).

Chairman Nolin called the meeting to order at 6:30 p.m. Roll call was taken with all members present except Lohmeier, who later arrived at 6:35 p.m.

#1 Consideration and recommendation of a site plan for Venbury Square. Brian Shiffler (Shiffler & Associates) presented the site plan and introduced the rest of the group with him. Those individuals are Bob Vanderlinden (Engineering Resource Group), Casey Port and Steve Nieber (Hubbell), and Kevin Barber (Shiffler and Associates). He said their plan was for a “New Urbanism” type of development. The plan shows parking along the 8<sup>th</sup> Street frontage. He said they would comply with deficiency items 4-7 of the staff report. As for the other deficiency items, the 92-foot distance from 8<sup>th</sup> Street to their proposed entrance (and moving to 100’ as is required) would mean moving the building and not connecting to the Hy-Vee parking lot. The end cap is important for the drive-up (not enough stacking). They would prefer not to connect to the west with the Super Wash property (parking lot connection).

The building has a two-story appearance and similar materials to the Hy-Vee. The façade has a lot of windows (40% as is required). Nolin asked about the vendor stalls, there could be 6-7, no internal hallways. Nolin asked about the 92-foot distance, Shaw said that SUDAS standards are part of the ordinance. Nolin questioned the western connection, Shaw said it was important for internal flow and to keep traffic off of 8<sup>th</sup> Street.

Shaw mentioned that the other deficiency items (4-7) do need to be addressed, specifically the stormwater onto the southern remnant. Shaw discussed the plans for the civic center. Nieber said that they are not sure at this time what will be built on the southern remnant, the market will dictate that. Henry discussed that it appears the original plan is no longer. Shaw said that the original plan still exists, and this area will always be our city center. Lohmeier said that her perception is that the vision has not changed, just the timeline.

Keller asked about storm water calculations, Bob Vanderlinden said that they could have a plan for stormwater by tomorrow. Nieber said they want to time their project with Hy-Vee’s opening. Keller said is the engineer said 100-feet, then it needs to be 100-feet. He thinks we need to keep the bigger plan. Nieber said they would do the connection on the west with Super Wash. Blanchard says she sees this as a strip mall in a C-4 district. Blanchard would like to see the 100-feet and “subject to’s” does before it gets to P&Z. Hay has a question with stacking and the Hollander and how it works there. Keller said he would still like to see more building frontage on Center Place, thus meeting the C-4 ordinance.

Henry moved to recommend approval subject to deficiency #1 being signed off by the City engineer, item #2 Hubbell will make the connection to Super Wash, #3 some type of agreement with the City, and #4-#7 signed off by City staff, before moving on to City Council. Seconded by Hay. Votes: Yes – Henry, Hay, Lohmeier, Narber, Nolin; No – Blanchard, Keller. Motion approved 5-2.

#2 Consideration and recommendation of a rezoning request in unincorporated Polk County but within Altoona's two-mile review area. Shaw noted that this item was pulled off of the Polk County agenda but that the City still should make a recommendation on the item. Henry noted he could not vote and so he was going to adjourn himself. He left at 7:32 p.m. Shaw noted the property was down zoned to Agricultural. He noted the future sanitary sewer that would serve this area. Property is proposed to be rezoned for single-family residential with 12,000 square foot minimum lots. We anticipate full urban design in this area. Shaw noted the future water town and 16" main improvements in this area that would then be able to provide fire protection. Blanchard believes it is too soon. Staff believes we are close but the property needs to wait until annexed and utilities are present. Blanchard agrees.

Lohmeier moved to recommend that rezoning is premature and without the proper utilities at this time. Seconded by Blanchard. Votes: Yes – Lohmeier, Blanchard, Narber, Nolin, Keller, Hay; No – None. Motion approved 6-0.

#3 Minutes of the October 30, 2007 meeting.

Blanchard moved and Lohmeier seconded to approve the minutes. Votes: Yes – Blanchard, Lohmeier, Keller, Hay, Nolin; No – none; Pass – Narber. Motion approved 5-0-1. Narber left at 7:45 p.m.

Old Business – None.

New Business – Lohmeier asked and Shaw explained the grading taking place near Iowa Cold Storage. The Commission will see a site plan for that project next month.

Meeting adjourned at 7:50 p.m. Next meeting December 18, 2007 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner