

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**May 27, 2008 -6:30 PM**  
**Altoona City Hall**

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

Members Absent –Anne Lohmeier.

Staff – John Shaw, Chad Quick, Susi Hoots.

Guests – Tim West (Snyder & Associates), Councilmen Jerry Nolin and Joe Riding, Jackie Mason, two employees of Fareway, David Rietz (Rietz Consultants).

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

#1 Consideration and recommendation of a site plan addition for Fareway.

Tim West, Snyder & Associates, presented the site plan. He discussed the addition, parking and the proposed drain tile. The plan is to convey the 100-year storm now as opposed to the 5-year storm, in the pipe. A letter was mailed today to the neighboring property owners regarding the need for a construction fence and proposed landscaping to be installed on the residential properties. A Dogwood shrub will be planted which will soften the wall and not grow too deep to impact the sanitary sewer line. A soils engineer has reviewed the footing and soils and does not believe the footing will impact the sanitary sewer line in the vicinity. West read through the deficiencies from the staff report. West said the trees along 8<sup>th</sup> Street will be Red Maples instead of matching the Ash trees at the bank. Jacolyn Mason, neighboring property owner, is curious about site lighting. Fareway representatives said that there will be no new lighting on the rear of the building or windows or doors on the rear of the building. Also, there will be no new parking lot lighting. Shaw gave a short history of the site, talked about the variance, access, sanitary sewer, and drainage. Henry asked about storm ponding of 9” in the parking lot. Shaw said that is the maximum allowed. Mrs. Mason said that although she has not received the letter about the construction fence and landscaping, she does not see any issues.

Henry moved to recommend approval of the site plan subject to deficiencies prior to City Council. Seconded by Blanchard. Votes: Yes – Henry, Blanchard, Hay, Narber, Armantrout, Keller; No – none. Motion approved 6-0.

#2 Public Hearing, consideration and recommendation of a proposed amendment to Chapter 167.02 Fences, Walls, and Hedges.

Shaw presented the proposed ordinance amendment. Discussion was held. Keller expressed some concern about if an owner wanted a 42” high fence, they should keep it on the same line. Blanchard believes it should be extended to the front edge of the home, not the back.

Blanchard moved to recommend approval as is with the comment that she believes that the six-foot fence should extend to the front of the home. Seconded by Armantrout. Votes: Yes – Blanchard, Armantrout, Henry, Hay; No – Keller, Narber. Motion approved 4-2.

#3 Minutes of the April 29, 2008 meeting.

Blanchard moved and Henry seconded to approve the minutes. Votes: Yes – Blanchard, Henry, Keller, Hay, Armantrout; No – none; Pass – Narber. Motion approved 5-0-1.

Old Business – None.

New Business – None.

Meeting adjourned at 7:20 p.m. Next meeting June 24, 2008 at 6:30 p.m.

Respectfully submitted,

Chad Quick

Planner