

ALTOONA PLANNING AND ZONING COMMISSION MEETING
February 22, 2011 -6:30 PM
Altoona City Hall

Members Present – Scott Henry, Allison Hay, Dennis Armantrout, Dan Narber, and Jill Pudenz.

Members Absent – Jeda Blanchard and Anne Lohmeier.

Staff – John Shaw, Chad Quick,

Guests – Mark Lee (Lee Engineering and Surveyors), Karie Ramsey (Kading Properties), Jonathan Pitt, Austin DeFranco, Curtis Quick (Abaci Consulting), Peyton Smith, Kris Tilley, Amira Treadwell, Sarah Pearson, Nick Pearson, Justin Washburn and Scott Temple (Vista Real Estate) Eric Cannon (Snyder & Associates), and others not signing in.

Henry called the meeting to order at 6:30 p.m. with all members present except Lohmeier and Blanchard.

Motion by Narber, second by Pudenz, to nominate Henry as temporary Chairperson due to Lohmeier and Blanchard both being absent. Vote: 4-0 to approve Henry as temporary Chair (Henry abstained).

#1 Consideration and recommendation of a preliminary plat for Clay Estates Plat 2. Eric Cannon (Snyder & Associates) presented the preliminary plat. This is a 14-lot single family development, zoned R-1. Located just west of Clay Elementary. Henry asked and Shaw confirmed that the two Outlots will be residential as well.

Armantrout moved to recommend approval of the preliminary plat. Seconded by Hay. Votes: Yes – Armantrout, Hay, Pudenz, Narber, Henry; No – none. Motion approved 5-0.

#2 Consideration and recommendation of a site plan addition at 901 8th Street SW (Warren office building). Curtis Quick (Abaci Consulting) presented the site plan addition. This will add 12 parking stalls to the north of the parking lot. The parking is for the office building, not Marzetti's. Armantrout asked and Quick noted the building department notes mainly deal with handicap signage.

Narber moved to recommend approval of the site plan addition subject to the deficiencies being corrected. Seconded by Armantrout. Votes: Yes – Narber, Armantrout, Hay, Pudenz, Henry; No – none. Motion approved 5-0.

#3 Consideration and recommendation of a site plan for Meadow Vista Condominiums. Mark Lee (Lee Engineers and Surveyors) representing Kading Properties, presented the site plan. The development is a 68-unit bi-attached multi-family condominium project. There will be two internal private streets. Utilities will be public. Armantrout asked if originally set up for owner-occupied. Lee said these are condos and could be either rented or sold. They are now considering selling these units. All streets and utilities will be constructed up front. Kading Properties has done similar projects in Grinnell, Newton and other places around central Iowa. Henry has some concerns about parking – Ms. Kading noted that they have three stalls for each

unit when two are required, and this is a similar design to their other projects. A manager will live on site. All electric utilities, no natural gas. They will build all 68 units at the same time.

Armantrout moved to recommend approval of the site plan subject to correcting deficiencies prior to City Council. Seconded by Pudenz. Votes: Yes – Armantrout, Pudenz, Hay, Henry, Narber; No – none. Motion approved 5-0.

#4 Minutes of the January 25, 2011 meeting.

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

Old Business – None.

New Business – Henry noted the building permit report and the Census 2010 figures. Shaw mentioned RAGBRAI and the time and volunteer commitment that will be needed by all of Altoona.

Meeting adjourned at 6:50 p.m. Next meeting March 29, 2011 at 6:30 p.m.

Respectfully submitted,
Chad Quick
Planner