

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**March 29, 2011 -6:30 PM**  
**Altoona City Hall**

Members Present – Anne, Lohmeier, Scott Henry, Allison Hay, Jeda Blanchard, Dan Narber, and Jill Pudenz.

Members Absent – Dennis Armantrout.

Staff – John Shaw, Chad Quick,

Guests – Mark Lee (Lee Engineering and Surveyors), Karie Ramsey (Kading Properties), Terry Coady (Snyder & Associates) Bruce Gerleman, Dean Evans, Jonathan Pitt, Austin DeFranocso, Curtis Quick (Abaci Consulting), Rick Fortier, Dakota McAuley, Amanda Bates, Tosh Cox, Dalton Mason, Chris Smith, Megan Millikan, Victoria Millikan, Shannon Millikan, Jordyn Marnin, Dan Hoveliln, Dyland Blackford, Chet Bullington, Nathan Porter, Scott Beattie, Jerry Oliver (CEC), Andrea Bagley, Austin Jungblut, Ryan Curtis, Jordan Wedel, Marie Simon, Alex Grant, Carly Polson, Hailey Grant, Alyssa Lorenz, DJ Brommel, Jessica Wood, and others not signing in.

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

#1 Consideration and recommendation of a Condominium Regime Subdivision for Meadow Vista Condominiums. Mark Lee (Lee Engineers and Surveyors) representing Kading Properties, presented the Condominium Regime. This is a 68-unit bi-attached multi-family condominium project and the site plan was approved last month. Lohmeier asked about open space, bike trails and parks. Shaw explained the neighborhood park and larger park further to the south that will be constructed in the future.

Blanchard moved to recommend approval of the condominium regime. Seconded by Henry. Votes: Yes – Blanchard, Henry, Hay, Pudenz, Narber, Lohmeier; No – none. Motion approved 6-0.

#2 Consideration and recommendation of a preliminary plat for Evans Acres Plat 2 (County Plat) Terry Coady, Snyder & Associated, presented the preliminary plat. The owner, Dean Evans was present as well. This is a one-lot Polk County subdivision. The plat does take into account future development. Henry asked the location of sanitary sewer, Shaw addressed.

Henry moved to recommend approval of the preliminary plat. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Narber, Hay, Lohmeier, Blanchard; No – none. Motion approved 6-0.

#3 Consideration and recommendation of a site plan addition for Jethro's and Jake's Smokehouse Steaks deck addition. Shaw addressed the site plan amendment. It is an 868 square foot deck addition to the west of the building. It will continue the roof line and look of the roof (metal panels). Parking still meets regulations.

Hay moved to recommend approval of the site plan amendment. Seconded by Narber. Votes: Yes – Hay, Narber, Pudenz, Lohmeier, Narber, Blanchard; No – none. Motion approved 6-0.

#4 Consideration and recommendation of a site plan for Adventure Bay Waterpark at Adventureland Park Phase 3. Jerry Oliver, Civil Engineering Consultants, presented the site plan. It is located at the south end of the park. It operates from 10 am to 7 pm – same as the other parts of the water park. It includes a wave pool, kid’s pool and six new buildings, four of which are located along the 34<sup>th</sup> Avenue frontage. The project received a front yard variance to place the buildings within 10 feet of the west property line. Oliver discussed the deficiency items from the staff report. They would like to keep the existing drive for access into the area. They don’t believe noise will be an issue with the new phase. The wave pool equipment is below grade and enclosed. Wall louvers are directed north and they will relocate speakers to point north as well. They have provided a cross section, sight line drawings, which show the elevation of the pad and proposed fence heights between neighbors. They are now proposing a six-foot tall fence on the south and east. The fence will remain eight feet tall on the west. The rest of the deficiency items they will correct.

Pudenz asked if there was any other access into the green space, Oliver stated it was possible to access the area from the north. Henry wanted to confirm that no truck deliveries from the south access, Oliver confirmed. Lohmeier said for privacy, she preferred the staff recommended eight foot tall fence, it would provide more noise reduction. Oliver said the eight-foot feels very intimidating inside. Lohmeier asked if the conifers could be doubled up. Oliver feels it would be best to have trees concentrated next to the house directly adjacent on the south.

Kari Albers, 446 31<sup>st</sup> Avenue SW, spoke saying she opposed the six-foot fence. She said very few trees are left. Thinks the eight-foot fence would be better. Erosion is still an issue, she lost trees last year and she had to pay to have them removed. Shaw noted the drainage issue is an entire system issue. Phil Reese, representing his father at 434 31<sup>st</sup> Avenue SW, said that water/drainage is his big concern. The creek use to be dry in the summer before Adventureland was built. He asked “When is someone going to tell them no?” Mr. Reese objects to the site plan.

Oliver wanted to clarify that the access is only for mowing, not traffic; only grass, no paving. They are meeting the city ordinance in regards to storm water. They have a six-foot chain link fence with barbed wire along the property for security purposes. Phil Reese stated that this is not the neighbors fault; it is Adventureland that is running out of room.

Lohmeier asked about policies for neighbor complaints. Shaw addressed the access, staff suggests it be removed now – the area can be accessed from the northeast. In regards to buffer, staff suggests an eight-foot fence. The biggest concerns from previous meetings (rezoning, site plans) have been about noise. Shaw also said the 50-foot area between uses should have dense landscaping to provide a visual buffer and over time, deaden noise. He does not believe the offset fence will sufficiently deaden noise, should be a solid fence. Lastly, he believes the fence should extend north to the wave pool mechanical building to enclose the area.

Blanchard moved to recommend approval of the site plan stating that she agreed with staff – the fence should be eight-feet tall, no access onto 34<sup>th</sup> Avenue, heavy landscaping on the south and

east sides, and extending the fence to the northeast side of the wave pool pump house. Seconded by Narber. Discussion followed. Pudenz asked and Oliver noted that the storm pond will increase in size a little. Landscaping was discussed and the Commission thought a double row of conifer trees (6-8 foot tall trees). Votes: Yes – Blanchard, Narber, Pudenz, Hay, Henry, Lohmeier; No – none. Motion approved 6-0.

#5 Minutes of the February 22, 2011 meeting.

Narber moved and Henry seconded to approve the minutes. Votes: Yes – Narber, Henry, Pudenz, Hay; No – none; Pass – Lohmeier, Blanchard. Motion approved 4-0-2.

Old Business – None.

New Business – Henry asked about Yountville, progress is being made on finishing the exterior. Lohmeier asked about the “Ball Construction” trailers by Eastpointe Center. Staff is working on this as well.

Meeting adjourned at 7:43 p.m. Next meeting April 26, 2011 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner