

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**April 26, 2011 -6:30 PM**  
**Altoona City Hall**

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

Members Absent – None.

Staff – John Shaw, Chad Quick,

Guests – Tom Rowe (Miller-Valentine) Councilman Joe Riding, and Erin Ollendike (Civil Design Advantage).

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

#1 Consideration and recommendation of a preliminary plat for Meadow Vista South. John Shaw, Community Development Director, introduced the Meadow Vista South development plan for those newer Commissioners, describing the area and features. Tom Rowe, Developer from Miller-Valentine, presented an overview of the development company. They are based in Dayton, Ohio and have been in business for 45 years. They have built about 10,000 similar units and also manage the projects. Erin Ollendike (Civil Design Advantage), civil engineer for the project, described the project as 50 senior townhomes and 59 single-family residential units. It will extend Rutherford Drive. The development will be done at one time, not in phases.

Lohmeier and Henry both asked about the connection of 28<sup>th</sup> Avenue SW and timing. Shaw noted that Council will discuss the project at its May 9<sup>th</sup> Council workshop. The developers are hoping to begin construction in June for site work and August or September for vertical construction. This area may be a benefited district special assessment project to pay for the extension of 28<sup>th</sup> Avenue and utilities.

All units are slab on grade, senior townhomes and single-family homes. Park and other open space will be dedicated to the City. Henry asked about why the company decided on Iowa. Rowe stated that they had looked to expand and Iowa was one of the best places they determined. The Des Moines area was the natural starting point. They are working on other potential projects in the Des Moines area to better manage projects. Lohmeier asked about the rent-to-own process. Rowe said that a portion of the rent goes into an escrow account and at the end of the 15-year rental period, the purchase price is about \$86,000. On site management office will be located in the clubhouse building of the senior villas.

Armantrout moved to recommend approval of the preliminary plat subject to deficiency items. Seconded by Pudenz. Votes: Yes – Armantrout, Pudenz, Blanchard, Henry, Hay, Lohmeier; No – none; Pass – Narber. Motion approved 6-0-1.

#2 Consideration and recommendation of a site plan for Meadow Vista South Senior Villas.

Tom Rowe, Miller-Valentine said that all of the units have attached garages. There are 50 units, senior rental, and they are in high demand in this part of the state. They will provide services at the clubhouse building. Streets and storm water are all private. Public water and sanitary sewer.

Blanchard moved to recommend approval of the site plan subject to deficiency items, and preliminary and final plat approvals. Seconded by Hay. Votes: Yes – Blanchard, Hay, Henry, Pudenz, Lohmeier, Armantrout; No – none; Pass – Narber. Motion approved 6-0-1.

Narber left meeting at 6:55 pm.

#3 Minutes of the March 29, 2011 meeting.

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

Old Business – Shaw updated the Commission on Adventureland Site Plan, RAGBRAI, and Home Show Expo. Lohmeier and Blanchard both noted that the job trailers at the Eastpointe Center project are still on site. Shaw said that they have told the owners that the trailers need to be removed.

New Business – None.

Meeting adjourned at 7:05 p.m. Next meeting May 31, 2011 at 6:30 p.m.

Respectfully submitted,  
Chad Quick  
Planner