

ALTOONA PLANNING AND ZONING COMMISSION MEETING
July 29, 2014 -6:30 PM
Altoona City Hall

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

Members Absent – Eric Gjersvik and Anne Lohmeier.

Staff – John Shaw and Chad Quick.

Guests – Gary Lozano, Doyle Ables, Manny and Ann Tharp, John Rasmussen, Vic Piagentini, Aaron Bucklin, and Councilwoman Sloan.

Chairman Henry called the meeting to order at 6:30 p.m., roll call was taken with all members present except Lohmeier and Gjersvik.

#1 Public hearing, consideration and recommendation for the Altoona Comprehensive Plan.

Gary Lozano, RDG Planning & Design, presented the comprehensive plan. He noted the few changes that came up at the most recent open house. He spoke about the plan, noting it is a guide for review and recommendation by Planning and Zoning and City Council. Lozano discussed the process and the general contents of the plan. Henry thanked Lozano and his team for their work.

Narber moved to recommend approval of the comprehensive plan. Seconded by Dove. Votes: Yes – Narber, Dove, Pudenz, Hay, Henry; No – None. Motion approved 5-0.

#2 Public hearing, consideration and recommendation of a rezoning request from Bucklin

Properties V, LLC to rezone the two lots consisting of 0.43 acres from C-2 (General Commercial) to C-4 (Village Commercial) the property locally known as 209 8th Street SW. Manny Tharp, Subway, presented the request. If the rezoning is approved, he will demolish the existing building, build a new Subway restaurant, and pave the parking lot and add landscaping. His group built the new Pleasant Hill store a year or so ago. Henry noted the C-4 zoning will allow reduced setbacks, similar to the building that Royal Flooring is located in.

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

#3 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment to change 0.328 acres at 301 8th Street SW from commercial to residential.

Doyle Ables, R&D Plumbing, presented the request to use the property as a daycare. He noted the other daycares are zoned C-2. He said there are not many changes planned to the building; they will dress up the exterior with some stone. They will have a maximum of 75 kids. As for the parking issue, they have a tentative agreement with the church to the north to use 12 stalls. The playground would be north of the building. The north two bays would be converted to an indoor play space. A grease interceptor would be required, more bathrooms with appropriate toilets.

Henry asked about play space and requirements. The city will need to review the parking and open space. Shaw noted the parking and drive-thru access will need to be reviewed by staff.

The reason for the rezoning to R-3 is because the zoning code was changed in the late 1990's, and the existing daycares were grandfathered in.

Josh Doughan, 1822 Country Cove Lane, Altoona spoke representing the owner of the properties to the west. They have concerns about the lot width not being 85 feet as per R-3, no parking stalls within three feet of the property line, and stalls on the east partially on the ROW. Mentioned storm water detention needs if the open space is converted to certain surfaces, and the wear and tear on their parking lot. Screening buffer is also a concern. John Rasmussen, 1373 NE 64th Street, Pleasant Hill, owner of The Bike Source to the west, is not sure the parking would work as proposed – doesn't think it will fit the lot. Concerns about the parking being shown as one-way when it is two-way now.

Pudenz said she'd love to see another daycare in town but is concerned about parking and backing out onto the street.

Pudenz moved to recommend denying the comprehensive plan land use map amendment. Seconded by Hay. Votes: Yes – Pudenz, Hay, Henry, Narber; No – Dove. Motion to deny approved 4-1.

#4 Public hearing, consideration and recommendation of a rezoning request from R&D Plumbing to rezone 0.328 acres from C-2 (General Commercial) to R-3 (Multi-family Residential) the property at 301 8th Street SW.

Pudenz moved to recommend denying the rezoning request. Seconded by Hay. Votes: Yes – Pudenz, Hay, Henry, Narber; No – Dove. Motion to deny approved 4-1.

#5 Consideration and recommendation of a final plat for Adventure Village Plat 4.

Mark McMurphy, ABACI Consulting, presented the final plat. This is a three lot, 18+ acre commercial subdivision. Lot 1 is proposed to be a movie theatre. Most of the deficiency items are the typical legal documents, etc.

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

#6 Consideration and recommendation of a preliminary plat for 28th Avenue Villas.

Vic Piagentini, Associated Engineering Company, presented the project. It is a 3.3 acre, 26 unit bi-attached condominium unit project. All of the utilities on site are private; they will not be maintained by the City. The units meet the stone requirement of 20 percent. The units will be offered for sale or for rent.

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

#7 Consideration and recommendation of a final plat for 28th Avenue Villas.

No new discussion.

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

#8 Consideration and recommendation of a site plan for 28th Avenue Villas.

No new discussion.

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

#9 Minutes of the June 26, 2014 meeting.

Henry moved and Dove seconded to approve the minutes. Votes: Yes – Henry, Dove, Hay, Pudenz; Pass – Narber; No – none. Motion approved 4-0-1.

Old Business – None.

New Business – Henry noted that Commission Allison Hay has submitted her letter of resignation. Henry thanked Hay for her service to the City and the Commission. Mayor Conkling also spoke, thanking Hay for her service. He continued stating that he wanted to make sure the Commission knew they did nothing wrong with the Facebook tour, that the City Attorney and staff made sure the tour was fine. Lastly, he said he would be willing to set up another Board/Commission training session if desired.

Meeting adjourned at 7:31 p.m. Next meeting August 26, 2014 at 6:30 p.m.

Respectfully submitted, Chad Quick- Planner