

ALTOONA PLANNING AND ZONING COMMISSION MEETING
December 16, 2014 -6:30 PM
Altoona City Hall

Members Present – Eric Gjersvik, Jill Pudenz, Anne Lohmeier, Dan Dove, and Ann Moyna.

Members Absent – Scott Henry and Dan Narber.

Staff – John Shaw and Chad Quick.

Guests – Leo Pelds, Lisa and Matt Stuart, Jay Johnson, Mike and Diane Harrigan, Jamie Lynch, Kelly O’Connor, Suzi Sand, Tim Houlette, and Councilwoman Sloan.

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

#1 Public hearing, consideration and recommendation of a development plan amendment request from Brad Stanbrough/Hawkeyes Development to change the development plan to allow 19 single-family homes and 31 townhomes. The request also includes reducing the front yard setback to 22 feet, the rear yard setback to 25 feet, and the side yard setback five feet for the proposed townhome development. It also proposes to reduce the minimum lot width to 46 feet and the lot area to 5,000 square feet in the townhome area. Lastly it would also establish a front yard setback on a street corner of 19 feet for Lots 20 and 46, and a 24-foot setback for Lots 36, 37 and 50. The property is part of the Altoona Village Development Plan and is zoned R-5 (PUD). Leo Pelds, Pelds Engineering presented. The layout shows 19 single-family homes and 31 detached townhomes with a five-foot side yards. The sale price of the townhomes will be \$185,000-\$225,000, and include various layouts of ranch and two-story. Density is a maximum of five units per acre and they are proposing 4.3. Shaw noted that all units are single-family, but a homeowner’s association will be present for the interior lots. The storm water detention is located to the center of the development instead of the NE corner as was shown on the last plan.

Tim Houlette, 1328 Rosa Drive, asked about the square footage. Brad Stanbrough, builder/developer, said the townhome unit will be a 1,311 sf on the first floor, 2,200 sf with finished basement and four bedrooms. They will have at least a two-car garage, and 2x6 wall construction. Looking to do daylight units around the detention basin.

Don Stromley, 1502 4th Street NW, about the single-family homes. Stanbrough said they will sell for about \$225,000-\$300,000 and will be two-story, with around 1,600 sf. The homeowners association will mow grass, remove snow. They are looking to make the detention basin a water feature.

Kelly O’Connor, 301 Village Circle, wondered if another connection could be made to 17th Avenue. Shaw noted that we’d like to limit access to 17th. Diane Harrigan, 1344 Rosa Drive, said they like the area and doesn’t want to lose green space. Wondered about rental versus selling. Stanbrough noted they want to sell but might have to rent some units. Don Stromley noted the 35 units approved before, increased traffic both pedestrian and vehicle. Lisa Stuart, 1404 4th Street NW, asked about sidewalks, Shaw noted the existing rear yard sidewalks will remain but these proposed lots will have front yard sidewalks. Jane Lynch, 1340 Rosa Drive,

doesn't like the townhomes and cottages, they were happy with the previous plan. Mrs. Stuart asked about parking in the townhome area.

Gjersvik said he has reservations about Lots 20 and 46 that they do not have the same setback as Lots 47-50 off of 2nd Street NW. Pelds said they could lose two units and meet the setback along 2nd Street and should help stretch and make the setbacks better for the area.

Dove moved to recommend approval of the development plan amendment subject to losing two lots and installing no parking signs on one side of the private street. Seconded by Pudenz. Votes: Yes – Dove, Pudenz, Gjersvik, Moyna, Lohmeier; No – None. Motion approved 5-0.

#2 Consideration and recommendation of a preliminary plat for Anderson Acres (County Plat).
This plat is a county plat. The Anderson's want to keep the house and sell off the rest of the ground to a neighbor.

Gjersvik moved to recommend approval of the preliminary plat. Seconded by Moyna. Votes: Yes – Gjersvik, Moyna, Dove, Pudenz, Lohmeier; No – none. Motion approved 5-0.

#3 Consideration and recommendation of a final plat for Anderson Acres (County Plat).

Dove moved to recommend approval of the final plat. Seconded by Moyna. Votes: Yes – Dove, Moyna, Pudenz, Lohmeier, Gjersvik; No – none. Motion approved 5-0.

#4 Consideration and recommendation to re-approve a site plan for Traditions Children's Center.
Shaw noted that the site plan has expired. They are preparing to move forward this spring.

Pudenz moved to recommend re-approval of the site plan. Seconded by Gjersvik. Votes: Yes – Pudenz, Gjersvik, Moyna, Dove, Lohmeier; No – none. Motion approved 5-0.

#5 Minutes of the November 25, 2014 meeting.

Pudenz moved and Moyna seconded to approve the minutes. Votes: Yes – Pudenz, Moyna, Lohmeier, Gjersvik, Dove; Pass – none; No – none. Motion approved 5-0.

Old Business – Shaw updated the Commission on the Altoona Nursing and Rehabilitation Center, staff engineer and project engineers will be working to re-grade the berm and perhaps add a tile to help alleviate storm water issues.

New Business – None.

Meeting adjourned at 7:22 p.m. Next meeting January 13, 2014 at 6:30 p.m.

Respectfully submitted, Chad Quick, Planner