

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**August 30, 2016 -6:30 PM**  
**Altoona City Hall**

Members present – Dan Narber, Ann Moyna, Jill Pudenz, and Dan Dove.

Members absent – Eric Gjersvik, Anne Lohmeier and Scott Henry.

Staff – John Shaw, Chad Quick.

Guests – Marvel Dunaway, Doug Saltsgaver, Dave Stubbs, Aaron Michael and others not signing in.

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

#1 Consideration and recommendation of a preliminary plat for Spring Creek Ridge Plat 1.

Doug Saltsgaver, Engineering Resource Group presented the plat and discussed the overall development. The first phase is 37 lots and total will be 105. Proposed to be rezoned to R-1. Dave Stubbs is the developer. There will be one access off of NE 80<sup>th</sup> Street. He described sanitary sewer, the sewer trunk main, and drainage. They will lower the southern property and provide a swale so that all storm water generated on the plat will stay on the plat. It will drain to a detention basin in the southeast corner. Some additional storm pipe is planned to help drain the rear yards of the existing homes south of the plat. The City will participate in this as well as adding sanitary sewer pipe for those homes to connect to.

Aaron Michael, 7850 NE 27<sup>th</sup> Avenue, is an existing home owner that has rear yard drainage issues. He has two pumps that pump 96 gallons per minute. His yard holds water for 24 hours in large events. He had questions about the drainage. Saltsgaver estimated an 8” pipe would carry 5,000/gallons/minute. An option proposed by the City was a “rollercoaster” swale so it would not be so deep. The basin is to relieve the flooding at the intake now. The Dunaways were in the audience and noted they would prefer drainage to be better than it is now. Fill dirt from the pond/lake will create either walkout or daylight lots.

Pudenz moved to recommend approval of the preliminary plat subject to deficiencies. Seconded by Moyna. Votes: Yes – Pudenz, Moyna, Narber, Dove; No – none. Motion approved 4-0.

#2 Minutes of the July 26, 2016 meeting.

Moyna moved and Dove seconded to approve the minutes. Votes: Yes – Dove, Moyna, Pudenz; No – none; Passed - Narber. Motion approved 3-0-1.

Old Business – Shaw updated the Commission on projects.

New Business – We will have a larger agenda next month.

Motion to adjourn approved, meeting adjourned at 6:55 p.m. Next meeting September 27, 2016 at 6:30 p.m.

Respectfully submitted, Chad Quick, Planner