

**ALTOONA PLANNING AND ZONING COMMISSION MEETING**  
**October 25, 2016 -6:30 PM**  
**Altoona City Hall**

Members present – Dan Narber, Jill Pudenz, Dan Dove, Anne Lohmeier and Scott Henry

Members absent – Eric Gjersvik and Ann Moyna.

Staff – John Shaw, Chad Quick.

Guests – Scott Heaney, David Nelson, Scott Hamilton, Andrea Carter, Bob and Donna Linacre, Sean Raisch, Tricia and Thomas Watson, Natalie Olson, Julie Venn, Bob Parker, Jon Wall, Doyle and Sharon Ables, Erin Ollendike, Councilwoman Michelle Sloan, Caleb Smith, 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 Moyna and Gjersvik.

#1 Public hearing, consideration and recommendation of a comprehensive plan land use map amendment from Big R Farms, LLC to change 184.4 acres from Long Term Growth Area to Industrial. Dave Nelson, attorney from Whitfield & Eddy, represented Big R Farms. Henry and Shaw noted the change is indicative of the industrial uses in the area.

Henry moved to recommend approval of the land use map amendment. Seconded by Pudenz. Votes: Yes – Henry, Pudenz, Lohmeier, Narber, Dove; No – none. Motion approved 5-0.

#2 Public hearing, consideration and recommendation of a rezoning request from Big R Farms, LLC to rezone 184.4 acres from A-1 (Agricultural) to M-1 (Limited Industrial).

Dave Nelson, attorney from Whitfield & Eddy, represented Big R Farms. This is the rezoning request to reflect the land use map amendment.

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

#3 Public hearing, consideration and recommendation of a rezoning request from Cheryl Laird Humphrey Family Trust and Diamond Development to rezone 78.5 acres from A-1 (Agricultural) to R-5 (Planned Unit Development). Erin Ollendike, Civil Design Advantage, presented the request and showed the development plan. The underlying zoning is R-2. They are requesting that no more than 25% of the lots can be as narrow as 65 feet. The remainder will meet a minimum width of 70 feet. The lots on the north and east will all be at least 70 feet wide. The side yard is also requested at seven feet instead of eight. She noted they feel like they can work with staff on issues. Pudenz asked about open space. Area is without street frontage, no parking and acts as a glorified back yard for lots abutting it. Developer is proposing to install the trail. Henry noted he'd like to see the 70-foot wide lots. Shaw noted that Council feels the same.

Tom Watson, 318 33<sup>rd</sup> St SW, said he is concerned about drainage in the neighborhood. Andrea Carter, 408 33<sup>rd</sup> St SW, would like to see more greenspace and is also concerned about drainage from the north. City needs to look at this area. Bob Linacre, 417 33<sup>rd</sup> St SW, also has water in basements. Sharon Ables, 6959 NE 27<sup>th</sup> Ave, basement has had two and a half feet of water in the basement, water comes over 27<sup>th</sup> Avenue. Kirk Parker, 416 33<sup>rd</sup> St SW, is also concerned

about water in the rear yard. Natalie Olson, 412 31<sup>st</sup> St SW concerned about water issues and is not in favor of the development. Thought the land would be a field for a long time since it was in a trust. Scott Hamilton, 405 35<sup>th</sup> St SW, wanted a clarification of the proposed housing units – Shaw noted they are single-family residential, low density. Bob Linacre also said he is concerned about traffic increasing. Shaw and Ollendike both commented that drainage from the proposed property will stay on the property, it won't come onto Clay Estates.

With these concerns noted, staff will work with the developer to address them. Shaw noted there are a lot of filed tile in the area. Was graded the way it is working. Grading for Brookhaven will capture its own water drainage for detention. We will have the city engineer look and see what issues with the existing basin are and what can be done. Parker said he is also concerned about traffic and Ables said she is concerned about the speed limit on NE 27<sup>th</sup> Ave.

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

#4 Public hearing, consideration and recommendation of a development plan request from Cheryl Laird Humphrey Family Trust and Diamond Development to consider a single family residential development called Brookhaven Estates consisting of approximately 203 homes on 78.5 acres. Ollendike said they would like to work issues out with staff before it goes to City Council. Quick noted the lot sizes are similar in size to Clay Estates.

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

#5 Consideration and recommendation of a final plat Ironwood South Plat 4. Erin Ollendike, Civil Design Advantage, presented the final plat. There are 18 single-family lots. Deficiency items are being taken care of.

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

#6 Consideration and recommendation of a final plat for Tuscany Plat 3. Caleb Smith, McClure Engineering, presented the final plat. This is a re-plat of 20 lots into 35 lots. Council had previously approved the plan amendment for the smaller lots.

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

#7 Consideration and recommendation of a site plan for NCSRCC Altoona Training Center. Scott Heaney, Schumer Architects, presented the site plan. It is a 40,000 plus sf training center

building that will also house office space for administration and the union. It is a two-story building located north of the old Casey's on 1<sup>st</sup> Avenue North. He discussed who NCSRCC is.

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

#8 Minutes of the September 27, 2016 meeting.

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

Old Business – Shaw updated the Commission that the SE annexation is complete. The NW annexation is in progress.

New Business – Commission decided to hold the December meeting on the 20<sup>th</sup>. John Wall, 604 3<sup>rd</sup> Ave NW, had questions about drainage. Shaw discussed how the city deals with development and drainage.

Motion to adjourn approved, meeting adjourned at 7:56 p.m. Next meeting November 29, 2016 at 6:30 p.m. Respectfully submitted, Chad Quick, Planner