

ALTOONA PLANNING AND ZONING COMMISSION MEETING
November 28, 2017
Altoona City Hall

Members Present: Anne Lohmeier, Scott Henry, Jill Pudenz, Ann Moyna

Members Absent: Dan Dove, Eric Gjersvik, Dan Narber

Staff: John Shaw, Chad Quick, Jenn Naylor

Guests: Ben Thompson, Pam Thompson, Brenda Tody, Jocelyn Hurley, Tim & Lisa Sauer, John Kleywegt, Coleton Logue, Jordan Goodhue, Derek Carlson, Cauri Douglas, Nicole Hasek, Jared Johnson, Taylor Adam, Alyssa Hills, Nadika Deleon, Alexis VanGundy, Brandon Banyas, others not signing in.

Vice Chairman Jill Pudenz called the meeting to order at 6:30 p.m. Roll call was taken with all members present, except Dan Dove, Eric Gjersvik, and Dan Narber.

1. Public hearing, consideration, and recommendation of a rezoning request from Country Cove Park, LLC to rezone 32.0 acres from A-1 (Agricultural) to R-1 (Single-family residential).

Josh Trygstad (Civil Design Advantage) presented the request. The land is located on 17th St. SE, south of 6th Ave. SE. The existing use is agriculture. The requested zoning matches the existing zoning minus the park to the east. The existing subdivision to the west is a PUD with a higher single-family density. Water is located at both 17th St. SE and 6th Ave. SE. Sanitary sewer is located at 17th St. SE and will be the outfall for the sanitary sewer. They are currently working with City staff concerning the storm sewer outlet that will run along the western property. There is an outlot on the SW corner that will serve as a stormwater detention facility and as a City park. There is also a potential future trail if the City chooses to install it.

Pudenz asked for clarification regarding the location of an existing pond west of Greenbelt. Trygstad confirmed the location and explained the outfall from that pond will go through the two proposed ponds. Henry asked if the Commission was just considering the zoning change and not a preliminary plat, even though there was a plat presented on the overhead. Trygstad said the image on the overhead was more of a concept and that he would be submitting the preliminary plat on Wednesday. Henry asked Shaw about the comp plan. Shaw responded low-density residential. Lohmeier stated that she drove by the property the other day and felt that this plan will fit nicely and be a good transition. She asked if it were to have 91 single family lots. Trygstad affirmed, stating that it meets the density and greenspace requirements.

With no questions from Commission members, Pudenz opened the hearing to public comments.

Tim Sauer, 1600 4th Ave. SE, asked if this is an expansion that would be part of the current Country Cove Association, which is responsible for maintaining the walking trails, mowing, and other things, or if this is totally separate. Shaw stated that it is separate from the Country Cove Association. Sauer asked about the traffic outflow on 17th St. SE and if there will be stoplights or stop signs. Shaw stated that at this point, they were not anticipating any. If there were a future traffic signal, it would be further south at 24th. Sauer asked if all the lots were single family and around the \$250,000 price range. Trygstad affirmed.

Shaw noted that there are drainage issues with the property. The northwest corner has low areas. If the property is rezoned successfully and they submit the plat, there will be drainage issues that will need to be alleviated. They are also looking at working together on an overall storm plan to alleviate existing problems with 15th St. to the north. They would be connecting that and providing a relief storm sewer drainage to the south through this project. Henry asked if 15th floods. Shaw stated that historically there was a low area called Lake Neglect that was routed to the east through Falcon Ridge Lake. Even in times of extreme rains, it's so flat that there is localized flooding. This will help alleviate that by providing another outlet. Trygstad elaborated that he is working with Jon Hanson on this issue. The neighborhood to the north has limited sump service for their sump sewer pumps, so that was another reason for this deeper sewer. There is sewer up there, but it is shallower. There will still be issues during a large rain event.

With no further public comments, Pudenz closed the public hearing.

Henry moved to recommend approval of the request to rezone from A-1 to R-1, subject to deficiencies. Seconded by Lohmeier. Votes: Yes—Henry, Lohmeier, Pudenz, Moyna. No—None. Motion approved, 4-0.

2. Consideration and recommendation of a preliminary plat for Unity Point Family Care Plat 2.

Josh Trygstad (Civil Design Advantage) presented the request. This came through earlier as a site plan for an addition on to the building. The addition wasn't as large as planned, so there was a vacant portion leftover that they want to provide for another building. As part of that requirement, the City requires a separate lot for the building. The preliminary plat would allow for another buildable lot. Trygstad said he isn't aware of any issues. They are in agreement with the deficiencies and will address them, as well as submit the legal documents.

Shaw stated that there is one outstanding item. There is a request to the Board of Adjustment regarding an existing Unity Point monument sign that would now be on the new lot, so they will be seeking a variance.

Henry moved to recommend approval of the preliminary plat for Unity Point Family Care Plat 2, subject to deficiencies. Seconded by Moyna. Votes: Yes—Henry, Moyna, Lohmeier, Pudenz. No: None. Motion approved, 4-0.

]

3. Consideration and recommendation of a final plat for Unity Point Family Care Plat 2.

Josh Trygstad (Civil Design Advantage) presented the request. He stated they are in agreement and will go before the Board of Adjustment for the sign.

Moyna moved to recommend approval of the final plat for Unity Point Family Care Plat 2. Seconded by Lohmeier. Votes: Yes—Moyna, Lohmeier, Henry, Pudenz. No: None. Motion approved, 4-0.

4. Minutes of the October 31, 2017 meeting.

Henry moved to approve the minutes. Seconded by Lohmeier. Votes: Yes—Henry, Lohmeier, Pudenz. No—None. Pass—Moyna. Motion approved, 3-0.

5. Old Business

Status of Previous Applications:

Shaw stated that City staff met with Kirk Whalen regarding the Prairie Crossing development plan. Whalen has submitted drafts to City staff. It will be coming back before the Commission probably next month.

Henry asked if the four-lane was going in on the north side of Adventureland Dr. Shaw affirmed. Henry asked if that were happening now. Shaw affirmed.

Shaw stated that additional stores for the Outlets have requested building permits.

6. New Business

Shaw explained that two annexations have recently been approved. One was the 320 acres that included the MidAmerican property northwest of Facebook. City Council approved the rezoning, plat, and site plan for the project. The City has received interest in that area for other additional annexations. Henry asked what was the large building in the industrial park. Shaw stated it was RV One. Lohmeier remarked on how quickly the NCSRCC is coming along and inquired about when it will open. No one knew.

Quick asked the Commission about the date of the next meeting. The Commission decided of the available Tuesdays in the last part of December, the 19th would work best for the next meeting.

Henry moved to adjourn. Moyna seconded the motion. Votes: Yes—Henry, Moyna, Lohmeier, Pudenz. Motion approved, 4-0. Meeting adjourned at 6:45 p.m. Next meeting December 19, 2017 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant