

# ALTOONA PLANNING AND ZONING COMMISSION MEETING

August 27, 2019

Altoona City Hall

Members Present: Scott Henry, Jill Pudenz, Kenny Hodges, Ann Moyna, Dan Dove

Members Absent: Michelle Sloan, Dan Narber

Staff: Chad Quick, Jenn Naylor, John Shaw

Guests: Steve Moyna, Melvin Quinn, Seth Sunderman, others not signed in.

Chairwoman Jill Pudenz called the meeting to order at 6:30 p.m. Roll call was taken with five members present.

## 1. Consideration and recommendation of a site plan for MidAmerican Energy Storage Yard.

Seth Sunderman (Bishop Engineering) presented the request. The project is an expansion of the MidAmerican service yard that was constructed in 2017-2018. They are adding on to the yard to the east, filling in the gap in front of the existing substation. They will be following the same design standards, including landscaping for screened fencing previously approved. It will be primarily used for material storage associated with MidAmerican service, including light poles, power poles, wire coils, transformers, and other items needed on a day-to-day basis. Sunderman explained that they are proposing to add five acres of new pavement and also paving part of the site in the southeast corner of the property known as the “Bondurant Storeroom.” No septic or water would be added. The previously-constructed detention basin was not being utilized and would now serve the area of impervious pavements. They will be improving the existing gravel drive to 45-foot wide pavement with a mechanical swing gate. The Board of Adjustment approved a Conditional Use Permit for the site as well as a minimal landscaping request. Due to the sensitivity of the current and future utilities, they are proposing no overstory trees. They are asking the Commission to approve the request with the landscaping shown as-is. Pudenz asked Shaw to confirm that the landscaping was the only deficiency. Shaw affirmed. Sunderman stated that they used overstory trees on the service center, primarily due to the overhead doors facing 62<sup>nd</sup> Ave. There is no building going up with this project. It is basically mimicking close to what’s already there, but they are providing additional screening to help break up the fence in terms of shrubs and natural plantings. Henry asked Shaw how the building met the architectural standards. Shaw stated the City Council approved it. He explained that they can plant ornamental trees. Hodges asked if they were concerned about the underground utilities as well. Sunderman affirmed and explained that the underground utilities were sensitive and that they were trying to keep the storm sewer runs to a minimum.

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

With no questions from the public, Henry moved to approve recommendation of a site plan for MidAmerican Energy Storage Yard, subject to deficiencies. Seconded by Moyna.

Votes: Yes—Henry, Moyna, Pudenz, Dove. No—Hodges. Motion passed, 4-1.

## 2. Consideration and recommendation of a site plan amendment for Edencrest at Tuscany.

Caleb Smith (McClure Engineering) presented the request on behalf of Hubbell Realty. The project was first brought forth in 2018 and approved by City Council. Since then, they have done some financial review of the approved plans and some analysis of the independent living building. They determined the project couldn’t work. They reworked the plans. The east building is the only change. The assisted living facility is unchanged. The east building has gone from 48 units to 44 units. The underground parking has been eliminated. Garage stalls have been added to the rear of the site. Some

are separate and detached. Some garages are attached on the south side of the building. There are around 35 garage stalls for the site.

With no questions from Commission members, Pudenz opened the hearing to public comments. With no questions from the public, Dove moved to approve the recommendation of a site plan amendment for Edencrest at Tuscany, subject to deficiencies. Seconded by Pudenz.

Votes: Yes—Dove, Pudenz, Henry, Hodges, Moyna. No—None. Motion approved, 5-0.

### **3. Consideration and recommendation of a site plan amendment for Corner Market – drive-thru.**

Mark Hanrahan (Cushman & Wakefield) presented the request. When the originally designed this, they thought they'd have two drive-thrus and plenty of parking. They were back in the summer with a second-story addition to a restaurant/bar. This project is for the drive-thru for that restaurant. They put punched-out masonry. They are adding four stalls by the trash enclosure. They have 82 spaces for a little over 7,500 square feet. Hopefully both tenants will be in and operational by the end of the year. Change orders have slowed progress. Tenant improvement permits should be in this week. Pudenz asked if he could share the other tenant. Hanrahan stated it would be a Mexican restaurant called Gilibertos with a cult following along the lines of Tasty Tacos. It will be a 24/7 restaurant.

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

With no further questions from the public, Pudenz asked for a motion. Dove moved to approve the recommendation of a site plan amendment for Corner Market – drive-thru. Seconded by Moyna.

Votes: Yes—Dove, Moyna, Henry, Pudenz, Hodges. No—None. Motion approved, 5-0.

### **4. Consideration and recommendation of a site plan amendment for Facebook Logistics/Contractor Area.**

Jon Pittmann (Olsson & Associates), stated he was there to answer questions, that he wasn't presenting anything officially on behalf of MidAmerican or Facebook. They are doing the plat of survey for the project. Pudenz asked if he could give a brief overview. Pittmann explained that the new drive is simply moving further to the north. There are no substantial changes; it is just a small site plan adjustment. The existing temporary drive to the south will not be used as a permanent drive. It would be used in emergency access situations. The primary drive to the north as shown will be the primary point of access. Pudenz asked how it was before. Pittmann stated that it was slightly to the south of where it is currently shown.

With no further questions from Commission members, Pudenz opened the hearing to public comments. With no questions from the public, Dove recommendation of a site plan amendment for Facebook Logistics/Contractor Area. Seconded by Pudenz.

Votes: Yes—Dove, Pudenz, Henry, Hodges, Moyna. No—None. Motion passed, 5-0.

### **5. Consideration and recommendation of an amendment to the Altoona Urban Renewal Plan (Anderson area).**

John Shaw explained the update. It is an addition to the Anderson property, right across from Facebook. It will accommodate City infrastructure improvements in this area to go along with the

Graham warehouse project. Most notably, on the north side there will be a City street, and water and sewer extensions in that area. In the future there may be turning lanes onto their site.

Henry moved to approve the recommendation of an amendment to the Altoona Urban Renewal Plan (Anderson area). Seconded by Hodges.

Votes: Yes—Henry, Hodges, Pudenz, Moyna, Dove. No—None. Motion passed, 5-0.

#### **6. Minutes of the June 25, 2019 meeting.**

Pudenz moved to approve the minutes. Seconded by Moyna. Votes: Yes—Pudenz, Moyna, Henry, Hodges, Dove. No—None. Motion approved, 5-0.

#### **7. Old Business.**

Shaw explained that annexation applications were approved by the City Development Board, but it was a challenge. There are three new representatives on the City Development Board and will have two retiring at the end of this year. They will continue to educate them on the Altoona plan. Hodges asked who puts the Board together. Shaw stated they are appointed by the Governor, that it is a state-wide board. Quick explained that the same Board members have been in place the entire time he has been doing this, and now they are starting to lose those experienced members. Pudenz asked what their concerns were. Quick stated that when Altoona could service them, particularly the one to the east, was a concern. They want to remain on their septic systems. The City signed a letter allowing that. They don't remember why the one of the votes for the other was no. He agreed with Shaw that they need to clearly explain Altoona's goals and visions and how the annexations are not just land grabs. Shaw stated it will be an educational process.

#### **8. New Business.**

John Peterson will be coming to talk to the Commission and the City Council. The agenda looks light. Shaw explained that there is a request from Council regarding the City's readiness to annex land south of the Townsend area, to "take the temperature" of key property owners out there and see if they are ready or not.

Henry moved to adjourn. Seconded by Pudenz. Votes: Yes—Henry, Pudenz, Hodges, Moyna, Dove. No—None. Motion approved, 5-0. Meeting adjourned at 6:54 p.m. Next regular meeting is September 24, 2019.

Respectfully submitted,  
Jennifer Naylor  
Office Assistant