

ALTOONA PLANNING AND ZONING COMMISSION MEETING

February 25, 2020

Altoona City Hall

Members Present: Michelle Sloan, Jill Pudenz, Kenny Hodges, Ann Moyna, Dan Dove

Members Absent: Dan Narber, Scott Henry,

Staff: Chad Quick, Jenn Naylor, John Shaw, Chief Stallman

Guests: Steve Moyna, Terry Coady, Don Timmins, Kathy Bowen, Jeremy and Mary Long, Ben and Marsha Von Ruden, Debra Haak, Terri Cunningham, Doug Mandernach, Alan and Donna Lander, Wayne McIntosh, Terry Coghlan, Russ and EJ Boos, Doyle & Sharon Ables, Nick Delouis, Deb Haines, Lori Boehme, Erin Green, Matt Kray, Jeff Wiseman, Gary Fischer, Eugene Hulkan, Judy Little, others not signing in

Chairwoman Jill Pudenz called the meeting to order at 6:30 p.m. Roll call was taken. Five commissioners were present.

1. Public hearing, consideration and recommendation of a comprehensive land use map amendment from Cramer and Associates, Inc. (Stonebridge) to change 6.59 acres from low density residential to medium density residential.

Doug Mandernach (Civil Design Advantage) presented the request. They are trying to take a section of low density and turn it into medium density for smart homes. He explained that the section in question is 6.59 acres; the entire property is 122 acres, planning for 319 single-family lots. There is an east-west collector road that will collect 1st Street and be extended further to the west and have a 70-foot right-of-way. The other roads will have a 60-foot right-of-way, 26-foot back-to-back. They are planning a wet detention basin on the southwest portion of the property, and greenery will connect all the way from the north to the south of the property in a park area. East to west is a gas easement, which will be dedicated to the City as park area. Mandernach explained they are planning a wet detention basin with fishing amenities. A trail would extend from the north to south property lines and will be put in by the developer. There will be 37 smart lots tucked in between the greenspace areas toward the south. The houses will range from 1,200 to 1,800 square feet. There are similar developments in Grimes and Adel. He showed renderings of the styles and sizes of the houses and said they would have basements in them. He pointed out that Area B on the map has a private street next to a park, which creates a unique parking situation, as there wouldn't be driveways to the west. Pudenz asked who would maintain that street. Mandernach answered that it would be the housing association. Dove asked about the deficiencies. Mandernach stated they were in agreement. Pudenz asked if there was something similar in Ankeny. Mandernach affirmed. With no further questions or comments from the Commission, Pudenz opened the public hearing.

Judy Little, 711 1st St E, wanted clarification where this project was located. Staff assisted her on the map and determined the project she was concerned with was upcoming Item #5.

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

Motion by Dove to approve the recommendation a comprehensive land use map amendment from Cramer and Associates, Inc. (Stonebridge) to change 6.59 acres from low density residential to medium density residential, subject to deficiencies. Seconded by Moyna.

Votes: Yes – Dove, Moyna, Sloan, Pudenz. No - Hodges. Abstain – None. Motion approved, 4-1-0.

2. Public hearing, consideration and recommendation of a rezoning request from Cramer and Associates, Inc. (Stonebridge) to rezone 122.02 acres from A-1 (Agricultural) to R-5 (Planned Unit Development).

Pudenz asked if that were the whole area. Mandernach affirmed. Pudenz commented that the greenspace will be nice. With no further questions or comments from the Commission, Pudenz opened the public hearing.

Erin Green, 6907 NE 27th Ave, had concerns about timing, school crowding, and increased traffic. He stated that he's a realtor and loves development, but he didn't feel the current infrastructure is set up to handle this development at this time.

Terry Coghlan, 2456 NE 72nd St, asked about a dotted line on the map that was mailed. Shaw explained that it designated a 200-foot distance from the project and was for notification purposes. Coghlan continued, expressing his concern about the already large number of accidents on the curve. He also expressed his concern with the lack of demarcation between the existing 1-acre lots and the smaller lots to be developed adjacent to them. He would like to see a berm or trees or some other solution. Pudenz explained that would come when they get to a site plan, and this item was about zoning. Shaw asked if he were referencing the Magnolia development. Coghlan stated he was talking about this one. He said they weren't promised anything but it was mentioned that it would be beneficial for both sides to have some type of demarcation between the smaller lots and the 1-acre lots. Pudenz stated that this was the first time they were looking at this area, so it wouldn't have been talked about at Planning & Zoning. She doesn't know where that came up. Coghlan said it was mentioned when they were talking about the annexation, that it was mentioned before City Council. He said there was talk that there might be some consideration for that.

Wayne McIntosh, 2340 NE 72nd St, expressed his concern about the current traffic backups. Pudenz asked if it has improved with the stoplight changes. McIntosh stated no and with an additional development and additional 600-800 trips a day on two lanes, the backups will be worse. Dealing with infrastructure after the houses are in will shut down the main road. He asked where the traffic would go then. McIntosh reiterated Coghlan's concern about the smaller lots backing up to the larger lots. He asked if that was what was being approved at this meeting. Shaw stated that this is a residential subdivision, so they will see the subdivision plat. There is a site plan for residential lots. The preliminary plat, which lays out the whole property, is on the agenda. There will also be a final plat. McIntosh asked about the jurisdiction of a road coming off of the S-curve from there to the stoplight. Shaw answered Altoona's corporate limit goes about another quarter-mile further south. McIntosh said he brought this up at a State meeting and was told it would be a project between Pleasant Hill, Altoona, and the State, all cooperating. Pudenz asked if it were a State road. Shaw stated that University is. McIntosh returned to an earlier question about if the smaller lots back up to the larger lots. Pudenz explained again that they will be approving the preliminary plat, which means it still has one more review in the form of the final plat, based upon the preliminary one. McIntosh reiterated the desire for a differentiation between the neighborhoods. He doesn't want to look out his sunroom window and see three to four lots backing up to his. He asked if that would be addressed in the final plat. Shaw stated it will be addressed right now. McIntosh said this desire for differentiation has been brought up five to six times to the City already. Dove asked Shaw if there was going to be berming or trees. Shaw stated that there probably has been nothing planned. He stated it is single family up against single family, and the new lots are the minimum normal sized lots required in City limits. He said that across the street, it's the same sized lots over there and the same price point. McIntosh said they talked about having larger lots than just the minimum sized lots. He stated he knew when he moved it that it would be developed in the future, but he still doesn't want three to four lots backing up to his lot. He stated that it's not going to look right. Shaw stated that he didn't think

it would be four lots backed up to his. McIntosh replied that for him it was three, but for others it would be four.

Terry Coghlan, 2456 NE 72nd St, said he has been there for 17 years, and the normal sized lot out there south of 27th is an acre. The ones coming in are abnormal sized lots for their section. The established community that was annexed should be protected by the City of Altoona as citizens for what they already have established. Pudenz stated that this is a lot like what was done on the other side of the road where larger lots on the north side of the road have houses in their backyard. Shaw explained that the County has minimum size lots because they require a septic tank, so there is a density requirement. Coghlan said he understands that; he was just representing what was established. Hodges said that Coghlan mentioned before that berming or trees was brought up. He asked who brought it up. Coghlan stated that several people brought it up at several meetings. He said those weren't the meetings to establish this, but it was agreed that it was a good idea. It wasn't Planning and Zoning, and it wasn't written in stone. He said that now that he's in the city, they can change whole communities by changing part of it. He gave the example of placing smart homes in a community. He asked the Commission to consider those who already have an investment there. Because they are paying city taxes and are now a part of the city, they should get some protection against those who want to come in and be new. He stated he's not against anything new; he's just asking for a demarcation.

Wayne McIntosh, 2340 NE 72nd St, explained that before it was annexed, the County had the whole field planned for 1-acre lots. When they bought their property, that's what they expected to go in there. He stated regarding the berm, trees, separation between the neighborhoods, that every time they brought it up, they were told that the Planning and Zoning meeting is where that would be decided. Pudenz reminded everyone that they are just a recommendation board, that it still goes to City Council for the final say.

Jeff Wiseman, 7041 NE 27th Ave, said he could recap what was discussed at City Council. He said one of the talking points is what gets grandfathered in. He stated that City Council didn't want to listen to them much, regarding the ability to burn, to raise small animals, to keep gravel driveways, or answer who pays if the City decides to put in a sidewalk and fill in the ditches. Pudenz said that those are more City Ordinance, that the Commission doesn't really have a say in that. Wiseman stated that at the meeting, City Council passed it off to the Commission. Shaw affirmed that those are governed by Ordinance and not something the Commission decides. Wiseman explained that the reason they bought those lots was the size and the seclusion. They knew that the land would be developed someday. He formally requested that larger size lot minimums of a half-acre be considered for the lots that back up to theirs. He said that having three or four lots back up to theirs not only would impact their quality of life but also their property values.

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

Hodges expressed concern about the road coming out of the middle of the S-curve. He stated that was dangerous, that there were going to be kids there, and that it is unacceptable. He understands what the people are saying about trees and berming and commented on the amount of park ground on the plan. He said that they've allowed for so much greenspace but are not taking care of the people with 1-acre lots. He said that if it had been discussed, he doesn't understand why nobody listened. Dove asked Mandernach if they had to have two exits onto 1st out of that development. Mandernach stated that if they didn't have that, they would be adding traffic to other exits. He said that there is the possibility of a roundabout, but it hasn't been fully examined at that time. Hodges asked Mandernach if he knew of any discussion of trees or berming. Mandernach stated he was not aware of any, nor was he at the annexation meetings.

Shaw asked if he could clarify the east-west greenspace. He explained that there is a high-pressure gas line, and the land is non-buildable and will be used for a trail. The street lines up with the Magnolia plan. Regarding the traffic, the speed limit will have to come down, which should greatly decrease traffic issues. The City Engineer is looking at that area as a possible location for a roundabout. The right-of-way will be secured for a roundabout. Shaw explained the importance of the angle of the street coming out of the development. Hodges asked if the plan was to build this and then at some point fix the road before anybody dies. Pudenz asked the plan for curb and gutter in that area. Shaw stated when traffic counts warrant, as well as time and budget.

Dove moved to deny the recommendation of a rezoning request from Cramer and Associates, Inc. (Stonebridge) to rezone 122.02 acres from A-1 (Agricultural) to R-5 (Planned Unit Development) and asked the developer to work with the citizens on berming, on dispersion of the greenspace as a buffer, and on traffic concerns. Seconded by Hodges.

Votes: Yes – Dove, Hodges, Sloan, Pudenz, Moyna. No - None. Abstain – None. Motion approved, 5-0.

3. Public hearing, consideration and recommendation of a development plan from Cramer and Associates, Inc. called Stonebridge for 122.02 overall acres of land to include approximately 111.95 acres with standard R-1 bulk regulations with minimum lot area of 8,750 sf, lot width of 70 feet, and setbacks of 30-foot front, 35-foot rear, and eight-foot side yard; approximately 3.49 acres with bulk regulations of minimum lot area of 8,750 sf, lot width of 70 feet, and setbacks of 30-foot front, 20-foot rear, and eight-foot side yard; and approximately 6.58 acres with bulk regulations of minimum lot area of 3,750 sf, lot width of 46 feet, and setbacks of 23-foot front, 25-foot rear, and five-foot side yard.

Shaw clarified that they have passed a motion to deny the rezoning, so this application cannot be approved. They can either defer action or deny it and send it forward with the rezoning. Mandernach stated he would like to hear any public comments so they can be addressed.

Erin Green, 6907 NE 27th Ave, reiterated that he's a realtor and will sell half-acre lots with houses on them next to Altoona all day long. He stated that they don't need to put in the smallest lots in order to make the most money. They want a good city, infrastructure including four lanes, and less houses to help with the school problem. Greenspace behind some of the houses would result in less complaints.

Sharon Ables, 6959 NE 27th Ave, stated that in the City of Altoona, somebody else is always responsible. City Council says it's Planning & Zoning's responsibility. The State says it's the City's responsibility. She expressed concerns with the traffic, which has increased in the 19 years she has lived there. She says it will more than double. She asked who is responsible for the infrastructure and if they'll lower the road, as the homes there now are on septic. She wants to know to whom they should go. She reiterated their expectation was what was plotted out by the County. She wanted to know their recourse. Kids crossing the busy street is a concern with no lights or marked crossings. She feels someone will die and wants to know who is responsible. Dove reminded her that they are a recommending board, that it is City Council that is in charge and make the final decision. Pudenz stated they also make the financial decisions as to where money will be spent. Ables asked if planned infrastructure is known before developments go in. Dove stated that is all City stuff. Ables asked who to talk to in the City. Dove asked Shaw and Quick who Ables could talk to in the City. Shaw stated the City works with the School District, and they keep track of projected growth. They purchased a location for another school. The Altoona area is growing. Improvements are made as growth occurs. Widening 1st Avenue to the north is occurring, as well as 8th Street improvements. Lights have gone in at 24th. Traffic speed will drop, which increases traffic load. A roundabout would help. Traffic studies are done to help budget and plan. Shaw also stated that he has sat in on all of the annexation

meetings and doesn't recall that specifically. He said that doesn't mean they as neighbors didn't discuss it. He will go back and see what is in the record. He doesn't know why berming or tree landscaping would have come up, because they were talking about a specific development at that time. They will be looking at continuation of services that aren't already there to neighboring properties, such as sanitary sewer availability. They can stay on septic systems, but when services become available, they will be able to hook onto the sanitary sewer system when their septic system fails rather than replace the septic system. Drainage is an issue out there, and the details of the grading will be looked at. The new development will not be shedding water onto the existing properties, and if it is, they will try to pull the shedding away from those properties. They will be looking at stubbing storm sewer and secondary storm sewer that can be continued to the east along the frontages and to help with sump pump issues and front yard water issues. He reiterated he does not recall discussion of berming, but he will go back and listen to the meetings.

Wayne McIntosh, 2340 NE 72nd St, stated that they did bring it up at meetings. He went to Quick's office a couple of times. McIntosh stated that the development across the street has already been approved, so they will have an additional 400 to 500 houses on each side with eight trips a day per house.

Shaw advised asking the applicant what they would like to do before making a motion. Mandernach stated he would prefer to table it.

Dove moved to table the recommendation of a development plan from Cramer and Associates, Inc. called Stonebridge for 122.02 overall acres of land to include approximately 111.95 acres with standard R-1 bulk regulations with minimum lot area of 8,750 sf, lot width of 70 feet, and setbacks of 30-foot front, 35-foot rear, and eight-foot side yard; approximately 3.49 acres with bulk regulations of minimum lot area of 8,750 sf, lot width of 70 feet, and setbacks of 30-foot front, 20-foot rear, and eight-foot side yard; and approximately 6.58 acres with bulk regulations of minimum lot area of 3,750 sf, lot width of 46 feet, and setbacks of 23-foot front, 25-foot rear, and five-foot side yard. Seconded by Sloan. Moyna left at 7:27pm, before Item 3 had finished discussion.

Votes: Yes – Dove, Sloan, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 4-0.

4. Consideration and recommendation of a preliminary plat for Stonebridge Plat 1.

Dove moved to defer the recommendation of a preliminary plat for Stonebridge Plat 1. Seconded by Sloan.

Votes: Yes – Dove, Sloan, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 4-0.

5. Public hearing, consideration and recommendation of a rezoning request from Meadowlands, LLC (Edgewood Trail) to rezone 19.81 acres of land to be rezoned from A-1 (Agricultural) to R-2 (One and Two-family Residential).

Josh Trygstad, (Civil Design Advantage), presented the request. It is located on the northwest intersection of 8th and 1st Street. The developer is requesting to rezone it from Ag to R-2, which matches the neighboring property. With no questions or comments from the Commission, Pudenz opened the public hearing.

Judy Little, 711 1st St E, wanted to know how they were going to access the property, asking if they would get back to their homes by 1st Street or if they would access via the City utility road. Pudenz stated that utility road would be redone into a City street. There will be two points of access off of 1st Street to the development. Little stated that currently they can't put a garage in their back yard,

so if they put a street and a bike trail there, they still won't be able to access it. Pudenz stated at that point, it could probably be re-evaluated. Little pointed out her lot on the map. Shaw stated that she could come into the Building Department to talk in detail about that or stay after the meeting. Little said she'd stay.

Matt Wernli, 900 1st St E, asked what the yellow shaded Lots 1-3 on the map will be. Quick stated that it is conceptual. Shaw stated that the yellow areas are already rezoned R-2. Wernli asked Shaw to define R-2. Shaw said it could be twin homes or duplexes. The neighbors are already zoned R-2. They are proposing single family lots. Wernli stated that they could change that at any time. Shaw replied that two-family lots have to be much bigger, so they couldn't. Wernli stated he lives across the street and has the same concerns he heard earlier. He moved there because he had a large lot and now they are cramming 50 homes in less than 20 acres. He fears for the value of his home. He likes seeing farm field out his window. He knew the land would be sold at some point, but he doesn't like the thought of small lots and homes of lesser value impacting his resale value. He asked what was going to be done with the 1st Street East infrastructure. Shaw said it's an open ditch, rural section road. The roads taken in will be improved as needed. It's not as high of a priority as 36th or 1st Ave South, as it doesn't take near the amount of traffic. Improvements will be coming. Wernli stated the improvements to 1st Ave North were ten years late. He said infrastructure should be installed before the building takes place.

Jeremy Long, 800 1st St E, asked if this were just concept art, would there be another meeting where they are taking care of what the actual proposal will be. Pudenz stated they are changing the zoning, and there will be a preliminary and final plat. There will not be a site plan. Long asked if they'd be notified. Pudenz affirmed. Long stated traffic out of town goes 90 miles per hour. Hodges asked if it was correct that they will be re-notified. Shaw stated that on subdivision plats, they do not notify. Pudenz apologized for misspeaking. Shaw stated they hold meetings and people can come. He also stated that while the drawing is a schematic, it is close to what they want to develop. Pudenz asked if it's requested, could notifications be sent out. Shaw explained notifications are sent out for rezonings. For regular subdivision plats or site plans, there are no notifications sent out. If people would like to know, they need to let Staff know. Hodges reminded people that they could watch the website to see the agendas for the meetings. Quick stated the agendas are generally posted the Friday before the Tuesday meeting. Pudenz reminded people that P&Z meetings are held on the last Tuesday of each month. Quick stated the website has a "Be Notified" feature that people can sign up to be notified via email when new agendas are posted.

Debra Haak, 127 7th Ave Ct NE, lives at the property that backs up to the pump station. She wanted to know if the City lots could remain undeveloped and become a buffer between the existing homes and new development. It's like a park right now. She asked if the City would pay for privacy fencing for the existing people who live along the Court and back up to the new development. She stated they don't want people in their back yards. If they're going to build 50 houses back there and create a disturbance, they need something. She stated she thinks it's only fair. Since the City already owns the property, she asked if they could just keep the property. She added that there are drainage issues on the City property and heavy rains take a long time to drain. The northeast corner of 7th Ave Ct NE builds up with water in front of her house up to her front door and flows between her and her neighbors' properties. She asked if the new development would affect drainage to their neighborhood. She was told by the people who farm that area that the land is wet. She agrees with the others about 1st Street. She said putting new homes in there doesn't fit, as the neighbors have bigger lots. This isn't an extension of where she lives, as her neighborhood is one-story homes with no basements. She added that unless people to the east sell land, they are just plopping houses in where they don't fit. Pudenz said that is the intent, to expand residential development east per the Comp Plan. Haak said the bridge is one-lane. There are infrastructure issues that need to be addressed prior to building.

Nicholas Delouise, 910 1st St E, stated he has the same concerns with 1st Street and added that new houses in conjunction with the ball park expansion will cause even greater drainage issues. He stated he and his neighbors get flooding from the park. He also stated in the spring, summer, and fall, 8th Street becomes one lane with the activity at the ball fields. He feels the new homes will be starter homes and with more kids being added to the neighborhood, there is a huge safety concern. He stated that we are adding more houses but not more medical staff, hospitals, or pediatricians. He said the City isn't supporting the people they are bringing in. There isn't enough support for them to stay.

Lori Boehme, 121 7th Ave Ct NE, asked if anything was going to be placed back by the railroad tracks. Trygstad stated that is a different property. Quick stated the land between the two railroads was owned by different entities.

Donna Lander, 914 1st St E, asked who puts in the infrastructure for water and sewer. She said three years ago trees were taken down and a retention pond was planned, new softball fields, and other things. Nothing ever got done. She said her property floods with every rain. She said the City has no money to fix that area. She described the flooding from the park on her second property. She said if water from her property was dumping onto City property, she'd be in jail by now. She stated that before further building occurs, the infrastructure that deals with water needs to be fixed. She said it also looks really bad out there with the weeds. Pudenz said this doesn't relate to the agenda item. Lander disagreed. Shaw said there is a tile that runs through her backyard to the ditch. If there is excess wetness back there, the tile may need to be checked to make sure it's functioning. Lander said the waterway gets clogged up and they need a retention pond. Shaw stated there are already three up there and there will be another for additional improvements. Lander said she doesn't have any problem with the residential aspect. Something is going to go in, and she'd rather it be single family homes than low rent housing.

Lori Boehme, 121 7th Ave Ct NE, stated that when it rains in the horseshoe, it goes over the curbs and into the yards. Something needs to be done about that. Pudenz asked if she were located to the west of the development. Boehme affirmed. Pudenz stated that the new development wouldn't affect her, so that is a separate issue for City Utilities. Trygstad reiterated that this is rezoning, not a development plan for Lots 1, 2, and 3. They are pulling more drainage away from the rear yard to the street, which will be conveyed down the street to storm water management facilities, which is the detention pond. He showed on the rendering the location of the pond and flow of the water.

Bob Engdahl, 808 1st St E, pointed out the flood plain area on the rendering. He stated his concern with the inadequate structure for all of the drainage. Pudenz said that is why they are putting in the detention pond. Engdahl stated that won't be enough. He explained the flooding they get. He said there's no way they can take care of the issues by putting in more houses. He said 1st Street East can't handle the traffic. He asked what was happening with the yellow Lots 1-3 owned by the City. Shaw stated that City Council would have to go through a hearing process to vacate and sell the property. They would have to hold meetings to do so. Engdahl asked about notification. Shaw stated he wasn't sure what the laws were for notification other than publishing in the paper. Engdahl said he has been to City Council meetings, and there was a female Council member who didn't know that 8th Avenue was formerly a dirt road, as she thought they'd been paved forever. He stated that nobody on the City Council corrected her, which he said is ridiculous. He said they have a long way to go before they put in a bunch of houses. He asked if the pump station would be going away. Shaw affirmed. Engdahl said that at one time, they pumped out from the lift station into the creek to alleviate the flooding backup on the sewage system. He said the City wouldn't do it, and the EPA came in and fined them for dumping raw sewage, but they let it come back into their houses. He said they are paying for it individually. He doesn't trust what the City says about taking care of the water situation. Pudenz asked if there were any current analysis or review on the Samwise property regarding water drainage or detention. Shaw affirmed, stating that they are looking at expansion and detention. Engdahl stated

there is a spot for a detention pond that isn't in yet. He gets charged every month on his water bill for rain water coming down, and the City can't even follow through with their own thing. Shaw said with that paving project, they did do detention there. Engdahl asked if there was any water in it. Shaw said it doesn't hold it like a pond, as it is for retention that flows in a flows out. Engdahl said the City says they are going to do something, and they don't do it. They don't take care of what they already have going; they just keep making promises. It will come to fiasco. Pudenz thanked him for his comments and assured him the City is listening.

Matt Wernli, 900 1st St E, said the plan for Samwise Youth Complex does affect this project, because there is a planned drive out to 1st Street East. He asked if that project has gone away, if it will be completed at some point, and where the drive would go. Dove stated this was something to bring up with the City. Shaw stated that it is in planning and still being worked on. There is nothing happening with that yet. The City bought property and talked about putting a driveway connection out there, a larger detention pond, but it is all planning and budget. When it is done, the Ordinances for detention, parking regulations runoff, and other things are followed. It hasn't been submitted yet. It will come to P&Z when it does and then to City Council for approval. Wernli said it's still applicable as it impacts their street and amount of traffic. Shaw stated he has been to Council meetings where 1st Street East has been discussed. Like any other street, they have to keep chipping away at it.

Pudenz closed the public hearing.

Hodges moved to approve the recommendation of a rezoning request from Meadowlands, LLC (Edgewood Trail) to rezone 19.81 acres of land to be rezoned from A-1 (Agricultural) to R-2 (One and Two-family Residential). Seconded by Dove.

Votes: Yes – Hodges, Dove, Sloan, Pudenz. No - None. Abstain – None. Motion approved, 4-0.

6. Public hearing, consideration and recommendation of a rezoning request from Signature Companies, LLC (Blue Ridge Plat 2) to rezone 13.48 acres of land to be rezoned from C-2 (General Commercial) to R-3 (Multi-family Residential).

Jared Murray, (Civil Design Advantage), presented the request. He explained currently there are three zoning designations on the property. They are proposing to rezone the front half of the development to C-2 General Commercial and the back half R-3 Multi-family Residential. He showed on the rendering the areas to be rezoned.

Elizabeth Boos, 813 12th Ave NW, stated she tried to have someone come out and show her the boundary lines, and the person refused to even charge them, saying they didn't want to get involved. All she wants to know is where they stand. Pudenz asked for clarification if she was referring to her property lines. Boos affirmed. She said she knows they are going to widen Adventureland Drive and wants to know where they stand and who to talk to. Pudenz stated it's the property owner's responsibility to locate property lines. Boos asked Staff what the proposal was going to do to their property. Shaw stated the developer is proposing to develop their property, so they will not be doing anything to hers; she's across the road. He stated that if she were referring to the map with the dashed line, that just indicates those who live within 200 feet of the project for notification purposes. Boos asked if someone could tell her how to find out where her property lines are. Pudenz told her to contact a surveyor.

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

Dove moved to approve the recommendation of a rezoning request from Signature Companies, LLC (Blue Ridge Plat 2) to rezone 13.48 acres of land to be rezoned from C-2 (General Commercial) to R-3 (Multi-family Residential), subject to deficiencies. Seconded by Sloan.

Votes: Yes – Dove, Sloan, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 4-0.

7. Public hearing, consideration and recommendation of a rezoning request from Signature Companies, LLC (Blue Ridge Plat 2) to rezone 1.37 acres of land to be rezoned from R-1 (Single-family Residential) and R-3 (Multi-family Residential) to C-2 (General Commercial).

Jared Murray, (Civil Design Advantage), had nothing further to add.

Pudenz opened the public hearing. With no comments or questions, Pudenz closed the public hearing.

Dove moved to approve the recommendation of a rezoning request from Signature Companies, LLC (Blue Ridge Plat 2) to rezone 1.37 acres of land to be rezoned from R-1 (Single-family Residential) and R-3 (Multi-family Residential) to C-2 (General Commercial), subject to deficiencies. Seconded by Sloan.

Votes: Yes – Dove, Sloan, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 4-0.

8. Consideration and recommendation of an ordinance amendment to Chapter 159 – Sign Code, to clarify the monument base materials for signs in the industrial zoning districts.

Shaw explained that this was for free-standing monument signs in the M-1 district. Currently the City requires either brick or stone that complements the principal building. In the M districts, they aren't required to have brick or stone; they can have tilt-up concrete panels. Graham Group asked if they could do a material that is the same as their tilt-up building, which isn't currently allowed by Code. In amending this, plain CMU block won't be allowed for the base; it has to be something that fits the design of the building.

Dove moved to approve the recommendation of an ordinance amendment to Chapter 159 – Sign Code, to clarify the monument base materials for signs in the industrial zoning districts. Seconded by Sloan.

Votes: Yes – Dove, Sloan, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 4-0.

9. Minutes of the January 28, 2020 meeting.

Dove moved to approve the minutes. Seconded by Sloan.

Votes: Yes – Dove, Sloan, Pudenz. No - None. Pass – Hodges. Motion approved, 3-0-1.

10. Old Business.

Pudenz asked about the bank site, if there was a delay in the project. Quick stated they had water and vandalism issues. The building was taken down. He doesn't know if they have a construction time frame. Hodges stated he was told that they were building in Ankeny and Altoona. Quick said Chief Stallman said Giliberto's is open. Brick & Ivy isn't open yet. Dove asked what is going on with Magnolia. Shaw said they are working with Pleasant Hill on the sanitary sewer. There was a study on the upgrades that need to be done on the sewer system, the cost, and participation. Polk County initially put in their system. They are trying to work out how to pay off or have the loans forgiven by

Polk County. They wanted to start on the north end, but that project fell through. They had to come back and redesign it.

11. New Business.

Quick asked if Aldi had permits in. Naylor said there were permits issued for groundworks. Quick said the project south of Dollar Tree should be coming next month. There is a rezoning, plat, and site plan for apartments south of Target for next month. Vintage Cooperative is going.

Dove moved to adjourn. Seconded by Sloan.

Votes: Yes – Dove, Sloan, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 4-0.

Meeting adjourned at 8:43 p.m. Next regular meeting is March 31, 2020.

Respectfully submitted,
Jennifer Naylor
Office Assistant