

ALTOONA PLANNING AND ZONING COMMISSION MEETING

April 28, 2020

Altoona City Hall

Members Present in Person: Michelle Sloan, Scott Henry, Jill Pudenz, Dan Dove

Members Present Virtually: Dan Narber, Ann Moyna

Members Absent: Kenny Hodges

Staff: Chad Quick, Jenn Naylor, John Shaw

Guests: Meeting was held in a virtual GoToMeeting format due to COVID-19 restrictions which forbid public entrance into the building

A meeting of the Altoona Planning & Zoning Commission was held April 28, 2020. In order to help stop the spread of the COVID-19 virus, this Planning & Zoning Commission meeting was held electronically. Chapter 21.8 of the Iowa Code does permit an electronic meeting where all members participate remotely when an in-person meeting is impossible or impractical, which is certainly true during this crisis. On March 19, 2020, Governor Reynolds issued a Proclamation of Disaster Emergency, which included a suspension of Iowa laws that would prevent the use of electronic meetings or the limitation on the number of people present at an in-person meeting site. Only City employees are allowed in City Hall. The agenda and the City's social media had a message posted more than 24 hours in advance to give instructions on how others could participate via GoToMeeting.

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

1. Consideration and recommendation of a preliminary plat for Spring Creek Ridge Plat 3.

Brandon Stubbs (Stubbs Engineering) presented the request. The property is located south of the lake and would be 18 lots. The grading has already been done. They will be putting in paving and utilities. Henry asked if there were any issues out there. Quick said no, that it was pretty straight-forward and that the lots near the end of the cul-de-sac will be higher in price and pretty desirable backing up to the lake. Pudenz asked if there was a trail. Quick stated there wasn't at this time, and he couldn't remember if any came around that south side or not. He explained that there is a consultant the City may hire in July, budget allowing, who would help work on development of the park. Pudenz asked if the Commission members had any questions or comments. Hearing none, Pudenz asked for a motion.

Henry moved to approve the recommendation of a preliminary plat for Spring Creek Ridge Plat 3, subject to deficiencies. Seconded by Dove.

Votes: Yes – Henry, Dove, Sloan, Narber, Pudenz, Moyna. No - None. Abstain – None. Motion approved, 6-0-0.

2. Consideration and recommendation of a site plan addition for Prairie Vista Village Skilled Nursing Unit.

Chad Quick explained that they were proposing an addition to the skilled nursing unit on the back side of the east side of the building. It meets the setbacks and is a one-story addition. They are going to pave a small area where a fire truck could back into that they could serve the back area with fire protection. They'll put a fire department connection on as well. They are extending sewer line up to the main. Henry asked how full they were staying out there. Quick stated that he thought the independent living has been full almost from the get-go. Jordan Anderson (part of ownership group of Prairie Vista Village) explained that skilled nursing is almost always effectively full. He stated that they always try to keep something open in assisted living in case someone in their population has an

issue. They've stayed 98% to 100% occupied since they opened. This addition will allow them to keep one or two beds open for internal residents. Keith Weggen and Chris Calhoun (Civil Design Advantage) had nothing further to add. Pudenz asked if there was room for additional expansion. Anderson said there was additional expansion planned. They own four acres to the north in two separate parcels directly adjacent to this property. They are planning for independent living and essential memory care. He stated Altoona has been an awesome community for them and they appreciate the cooperation. Pudenz stated they were a great amenity to have in town for the senior residents.

Sloan moved to approve the recommendation of a site plan addition for Prairie Vista Village Skilled Nursing Unit. Seconded by Henry.

Votes: Yes – Sloan, Henry, Narber, Pudenz, Moyna, Dove. No - None. Abstain – None. Motion approved, 6-0-0.

3. Consideration and recommendation of a site plan for Murphy Oil.

With no one in attendance to present the request, John Shaw explained that they are proposing to demolish the current structures and gas pumps and build a convenience store. It's oriented on the west side of the lot facing primarily toward the east. They would also install gas pumps and a canopy that is oriented north-south. They are probably getting rid of all of the pavement and re-pouring in the same location. They are refreshing the site. They are providing additional right-of-way for 8th Street improvements. One of the outstanding items is on the southwest corner of the site, Walmart has a sign that was accidentally placed on Murphy Oil's property. In searching for solutions, they are looking at platting off that part of the property and giving it to Walmart. Walmart would have to configure that piece of property into their lot. Procedurally, it won't hold up the construction of the new convenience store, but it will hold up the sign permits. Dove asked about additional deficiencies. Quick explained that it's mostly in the architecture. They are anticipating receiving submittals before it goes to Council. Shaw added that there are landscaping issues, providing parking lot screening on the south and east sides. Pudenz asked if they'd be closed for a time period rather than phasing it. Shaw affirmed. Quick stated that their hope is to start July 1st, and it would take them 45-60 days. Dove asked about the existing tanks. Shaw stated that he thought they were staying as they are fairly new.

Pudenz asked if the Commission members had any further questions or comments. Hearing none, Pudenz asked for a motion.

Sloan moved to approve the recommendation of a site plan for Murphy Oil, subject to deficiencies. Seconded by Dove.

Votes: Yes – Sloan, Dove, Narber, Henry, Pudenz, Moyna. No - None. Abstain – None. Motion approved, 6-0-0.

4. Minutes of the March 31, 2020 meeting.

Henry moved to approve the minutes. Seconded by Sloan.

Votes: Yes – Henry, Pudenz, Narber, Moyna, Dove. No – None. Abstain – Sloan. Motion approved, 5-0-1.

5. Old Business.

Quick explained that they had not received a resubmittal from Stonebridge yet. They had been trying to get things worked out via mail and email, but Quick didn't know what the details were yet. Dove asked if there was an update on Magnolia. Quick stated no. Shaw gave an update on the business park on the northwest side of 65, across from Ziegler Drive. It's going through Bondurant's process. They

also had a meeting with Bondurant regarding extending Ziegler Drive into Bondurant through a grant, including a relocation of Ziegler Drive further north.

6. New Business.

Shaw stated they had heard from Facebook's engineer in regards to wanting to start preparing the property on the north side of NE 62nd. They will need to rezone it, but right now they just want to work on the mass grading of the site, which is approximately 140 acres. Henry asked if that piece of land is the furthest north Altoona has annexed. Shaw affirmed. Quick stated the Commission should see a rezoning on the on the 75 acres east of the MidAmerican site.

Dove moved to adjourn. Seconded by Pudenz.

Votes: Yes – Dove, Pudenz, Sloan, Narber, Henry, Moyna. No - None. Abstain – None. Motion approved, 6-0-0.

Meeting adjourned at 6:52 p.m. Next regular meeting is May 26, 2020.

Respectfully submitted,
Jennifer Naylor
Office Assistant