

# ALTOONA PLANNING AND ZONING COMMISSION MEETING

June 30, 2020

Altoona City Hall

Members Present in Person: Scott Henry, Jill Pudenz, Ann Moyna, Dan Dove

Members Present Virtually: Dan Narber, Kenny Hodges,

Members Absent: Michelle Sloan

Staff: Chad Quick, Jenn Naylor, John Shaw

Guests: Meeting was held in a virtual GoToMeeting format due to COVID-19 restrictions but was also open to the public; some attendees did not sign in

A meeting of the Altoona Planning & Zoning Commission was held June 30, 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. This meeting was open to public attendance. 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.

Jill Pudenz called the meeting to order at 6:30 p.m. Roll call was taken. Five commissioners were present at roll call and one additional member arrived at 6:36.

## **1. Consideration and recommendation of a final plat for Scenic Ridge Plat 1.**

Eric Cannon (Snyder & Associates) presented the request. This plat includes 28 single family residential lots. There is an existing pond in the southeast corner. They will be paving later in the week. Henry asked about the infrastructure not being finished as a deficiency. Shaw affirmed. An audience member asked where the mayor was. Pudenz told him it was Planning & Zoning, not City Council.

Henry moved to approve the recommendation of a final plat for Scenic Ridge Plat 1, subject to deficiencies. Seconded by Moyna.

Votes: Yes – Henry, Moyna, Narber, Pudenz, Hodges. No - None. Abstain – None. Motion approved, 5-0-0. (Dove had not yet arrived.)

## **2. Consideration and recommendation of a final plat for Brookhaven Estates Plat 3.**

Erin Ollendike (Civil Design Advantage) presented the request. The plat includes 32 single family residential lots and is approximately 11.2 acres. They are installing utilities and will be paving soon. All comments have been addressed. Pudenz asked if there was another one planned just north of this development. Ollendike said there were potentially two more plats to the north.

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

Eugene Jones, 1718 Tuscan Dr SE, stated he talked to Mayor Dean O'Connor last fall, who told him there was a plan to fill in all the ditches in Tuscan. Pudenz explained that she didn't know anything about it and it wasn't part of the agenda tonight, that they were currently talking about a development down by Clay Elementary. Henry stated it would be a good conversation to bring up at a City Council meeting. Jones stated he thought that's what this meeting was. Pudenz explained they meet the first and third Mondays of the month. Jones asked what was the new development south of Tuscan.

Pudenz stated that wasn't on the agenda. Jones stated that he thought somebody would know something about it. With no further questions or comments, Pudenz asked for a motion.

Henry moved to approve the recommendation of a final plat for Brookhaven Estates Plat 3, subject to deficiencies. Seconded by Dove.

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

### **3. Consideration and recommendation of a re-approval of a preliminary plat for Laird Estates Plat 1.**

No one presented the request. Pudenz asked where the storm water was being routed to. Shaw said it's still going to the same storm sewer through the detention pond. They did a preliminary plat for the whole thing. They built half of it. Now they're coming back for Phase 2, the southern half. It's been over six months since the preliminary plat was approved, so they have to renew it. Nothing has changed. After preliminary plat approval, they will come forth with construction drawings and build Phase 2. Pudenz asked why the trail jogged. Shaw stated it's moving over to piggyback between lot lines over a storm sewer easement, as there is a wider gap between houses there. With no further questions or comments, Pudenz asked for a motion.

Dove moved to approve the recommendation of a re-approval of a preliminary plat for Laird Estates Plat 1, subject to deficiencies. Seconded by Narber.

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

### **4. Consideration and recommendation of a preliminary plat for Altoona Industrial Valley Development.**

Brent Culp (Snyder & Associates) presented the request, representing VanTrust Real Estate. He stated that Bryce Harrison was also present. He explained it was about 75 acres and described the location as north of NE 72<sup>nd</sup> Street, west of Franklin, northwest of Hubbell Avenue, and east of MidAmerican Energy. The concept is very similar to their rezoning concept. They've broken it into four lots and two outlots and managing 57 of acres of storm water on the north side. Culp stated they are looking a north-south public roadway, 20<sup>th</sup> Avenue NW, that would include public storm sewer and water. Sanitary sewer from the site runs east-west along the north border and goes to a lift station in the northwest corner, pumped to an outlet pip on the MidAmerican Energy property. He stated they had discussions with the developer of the I-80 Business Park to work on getting a storm sewer outlet shown in the southeast corner and they were conscious of the amount of drainage coming at them, so they spent a lot of time and effort with the property owner to the south and City Engineering staff on the development of a storm water model that could handle the amount of storm water coming through the site.

With no further questions or comments, Pudenz asked for a motion.

Dove moved to approve the recommendation of a preliminary plat for Altoona Industrial Valley Development, subject to deficiencies. Seconded by Pudenz.

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

## **5. Consideration and recommendation of a site plan amendment for the new Dragon Slayer site at Adventurelands of America.**

Cody Weaver (Civil Engineering Consultants) presented the request. He explained the plans that consisted of the roller coaster, maintenance facility, control building, and entry structure. It's pavement on grade, so there are no ramps. Sanitary water is being extended to the maintenance facility. Storm water flows to the existing lake. Henry asked when it will be ready. Weaver stated 2021. Pudenz asked if there plans for the old building. Weaver stated not at that point in time.

Henry moved to approve the recommendation of a site plan amendment for the new Dragon Slayer site at Adventurelands of America, and recommended that the architectural standards be waived. Seconded by Moyna.

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

## **6. Minutes of the May 26, 2020 meeting.**

Pudenz moved to approve the minutes. Seconded by Dove.

Votes: Yes – Pudenz, Dove, Narber, Henry. No – None. Abstain – Hodges, Moyna. Motion approved, 4-0-2.

## **7. Old Business.**

Shaw asked Commissioners to read and comment on the pre-pre-draft of the Comp Plan. COVID had delayed the process. He explained areas of growth as well as looking more closely at a housing study. Getting a firm grasp on current housing stock will help future trend projections and also influence policy. It could result in programs to help incentivize property owners to maintain or remodel their properties as different sections of housing stock age to avoid blight issues. The housing stock is “heavy in the middle” in that there’s not a wide variety of housing stock. Variety is vital to a well-rounded community. Shaw discussed looking at a sewer project northwest of Facebook. Quick asked that the Commissioners look for what isn’t in the Comp Plan that they would like to see in it. Let staff know and they will relay it. Maps of the city were shown and different areas were discussed in terms of growth and boundaries, infrastructure, and utilities.

## **8. New Business.**

Aldi and Murphy Oil paid their permits, so they can officially start construction.

Henry moved to adjourn. Seconded by Moyna.

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

Meeting adjourned at 7:09 p.m. Next regular meeting is July 28, 2020.

Respectfully submitted,  
Jennifer Naylor  
Office Assistant