

# ALTOONA PLANNING AND ZONING COMMISSION MEETING

August 18, 2020

Altoona City Hall

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

Members Present Virtually: Michelle Sloan,

Members Absent: Dan Narber, Kenny Hodges, Dan Dove

Staff: Chad Quick, Jenn Naylor, John Shaw

Guests: Meeting was held in a virtual GoToMeeting format due to COVID-19 restrictions

A special meeting of the Altoona Planning & Zoning Commission was held August 18, 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 not open to public attendance. The agenda was 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. Four commissioners were present.

## **1. Consideration and recommendation of a preliminary plat for Harrison Properties Plat 1.**

John Shaw gave an overview of the project. It's a two-lot subdivision of an old weigh station on I-80. The property was vacated by the State, because it was no longer utilized. Harrison Trucking bought the property. Since then, they have asked AEDC, who owns the Bass Pro property, about switching some land. They would like to do some additional parking expansion. There are about six acres of vacant space in front of Bass Pro on the northeast side. They are looking at trading or selling Lot 1 to AEDC and receiving from AEDC the boat storage parking for Bass Pro, which is fenced in. Outlot A would be retained by Harrison Trucking. Because the property has been split up so many times, they have to do a subdivision plat. There are also easement provisions for Lot 1. The boat parking can be separated from the Bass Pro greater lot by a plat of survey. There will be minor tweaks to the original Bass Pro site plan, relocation of the boat storage area, restriping, landscaping, and other things.

Dustin Petersen (Harrison Trucking) stated the Shaw summarized the project well. He explained that a lot of parties have come to them over the years regarding hotels on that property. He stated that they aren't real estate developers, that they run truck dealerships. He explained that squaring off the property is more useful, that it's in the best interest of the City and their property.

Pudenz asked who owned Outlot A. Shaw stated that Harrison Trucking would retain it.

Henry moved to approve recommendation of a preliminary plat for Harrison Properties Plat 1, subject to deficiencies. Seconded by Moyna.

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

## **2. Consideration and recommendation of a final plat for Harrison Properties Plat 1.**

Henry moved to approve recommendation of a final plat for Harrison Properties Plat 1, subject to deficiencies. Seconded by Moyna.

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

**3. Consideration and recommendation of a Plat of Survey for Parcel 2019-255 consisting of 1.998 acres owned by Altoona Economic Development Corporation.**

Shaw explained that this is the fenced in boat storage area that is split off from the Bass Pro lot to be conveyed to Harrison Trucking.

Henry moved to approve recommendation of a Plat of Survey for Parcel 2019-255 consisting of 1.998 acres owned by Altoona Economic Development Corporation, subject to deficiencies. Seconded by Pudenz.

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

Henry moved to adjourn. Seconded by Moyna.

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

Meeting adjourned at 6:39 p.m. Next regular meeting is August 25, 2020.

Respectfully submitted,  
Jennifer Naylor  
Office Assistant