

**Altoona Board of Adjustment Hearing – February 2, 2021 – 6:30 PM**  
**Altoona City Hall via Zoom due to COVID-19 Pandemic**

Members Present: Hall, Rullman, Simon, Downs, Morris (*joined late*)

Members Absent: None

Staff: John Shaw, Chad Quick, Sydney McCabe

Guests: Bill Roscoe, Jon Hanson

Chairman Rullman called the meeting to order at 6:30 pm.

**1. Nomination and Election of Chairperson.**

**Downs nominated Rullman. Simon seconded. Yes – Hall, Rullman, Downs, Simon. No – none. Absent – Morris. Nomination approved.**

**2. Nomination and Election of Vice-Chairperson.**

**Downs nominated Simon. Hall seconded. Yes – Hall, Rullman, Downs, Morris. No – none. Pass – Simon. Nomination approved.**

**3. Minutes of the December 1, 2020 meeting.**

**Downs motioned to approve. Hall seconded. Yes – Hall, Rullman, Downs, Simon, Morris. No – none. Motion approved.**

**4. Consider a request for a variance from Lineage Master RE 6, LLC for the property at 612 Adventureland Drive NE. They are seeking a variance from the open space requirements of the Zoning Ordinance that requires that a minimum of 15-percent of the lot area be retained as landscaped open space.**

Jon Hanson, Snyder and Associates, showed a video of the Lineage site and said they are requesting a variance to the open space requirement as the property owners previously paid into the stormwater retention when they purchased their land. Hanson said the storm sewer is sized correctly to get water across Adventureland Drive and that the additional paved area would be able to be taxed at a higher rate. The additional paved area would be very small and not noticeable from the road. He said trucks are currently stacking up in the road.

Bill Roscoe, Lineage Logistics, said they currently have 10 – 15 trucks at a time stacked on Adventureland Drive, which is causing traffic issues.

Rullman asked how trucks will get around. Roscoe answered that there will be more truck parking and a circle drive.

Hall said he drove by the site and there were 7 trucks trying to turn in and it caused a large traffic jam.

Downs asked about the 3<sup>rd</sup> drive not being allowed. Shaw answered that the site plan needs to go through City Council for approval. Shaw said that the City regulates the number of entrances as

well as how close driveways are. Adventureland Drive will be 5 lanes eventually. Shaw said the applicant wants another drive to help with circulation so trucks do not back up on the street.

Simon asked if the applicant could reduce the parking lot. Shaw said yes and stated the 3<sup>rd</sup> drive is not a Board of Adjustment issue and City Council will look at it. Shaw stated that the only issue the Board needs to look at is the open space requirement. Shaw gave a brief overview of the history of the detention pond, including that it was paid for by the City so that the property owners could use 85% of their property. Shaw said the applicant wants to double dip by using the detention pond as their 15% required open space.

Rullman said there are always trucks in the street but this is a hardship of their own making, even if it is a good hardship to have. Rullman asked if they've considered purchasing the lot next door. Shaw said the applicant could share a driveway with the future business next door. Rullman said the problem will get worse in the future and with the loading docks all full, this will be a problem no matter what. Roscoe said they would have the trucks park in the new lot and wait until there is a spot open at the docks. Rullman said purchasing the lot next door would solve the issue.

Downs said the only thing the Board needs to vote on is the open space requirement. He said it sets a precedent if the Board allows them to have less than 15% open space.

**Downs motioned to deny the variance. Simon seconded. Yes – Hall, Rullman, Downs, Simon, Morris. No – None. Motion denied.**

Meeting adjourned at 7:01 pm.

Respectfully submitted,  
Sydney McCabe  
Community Development Office Assistant