

## **Altoona Board of Adjustment Hearing – August 3, 2021 – 6:30 PM**

Members Present: Hall, Rullman, Downs, Simon, Morris

Members Absent: None

Staff: John Shaw, Chad Quick, Sydney McCabe, Marina Reasoner

Guests: Eric Cannon, Eric Berkey, Brad Skinner, Don Timmons, Kay Eshelman, Eric Eshelman, and others not signing in.

Chairman Rullman called the meeting to order at 6:32 pm.

### **1. Minutes of the July 13, 2021 meeting.**

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

**2. Consider a conditional use permit from Meadlowland II LLC (Brad Skinner) and Eric Berkey for the property on the south side of 9th Street NE, southeast of the home at 834 9th Street NE, within a proposed new industrial subdivision. The property is zoned to M-1 (Limited Industrial). Mr. Berkey is planning to construct a building and develop the site. They are seeking a permit to create an outdoor storage yard in the south and eastern portion of the property. Chapter 168.14(3) lists outside storage yards as a permitted conditional use if fenced and screened.**

Eric Cannon, Snyder & Associates, said the outside storage would be for heavy equipment. Asphalt millings are needed because the heavy equipment will destroy concrete. Cannon said the site sits back from 9<sup>th</sup> Street NE and is lower than street level. There will also be buildings added later that will provide additional screening. Cannon said they do not want to install fencing to the west and that one developer owns both properties and is fine without the fencing. Cannon said they would be screening west of the west building and everything on the northern portion of the property.

Rullman asked about the amount of equipment moving daily. Eric Berkey said 2-4 lowboys and 1-2 dump trucks, similar to their current location.

Rullman asked about the house on the property. Brad Skinner said the house is unoccupied and will either be torn down or moved.

Simon asked if any neighbors would like to speak on the issue. Harriet Eshelman, 7688 NE 54<sup>th</sup> Ave, Altoona, and her son Eric Eshelman, said they have issues with the traffic and noise with the current detour. They asked about the location of the entrance. Eric Cannon said that Eshelman's drive would be in the middle of the two drives for the site.

Downs and Cannon discussed the site plan and future use of the area.

Quick asked Cannon to clarify where the fence would be located. Cannon referred to the site plan for fence location and said the entire north area from 9<sup>th</sup> St NE will be fenced. Cannon said they are trying to screen from public and not the railroad tracks.

Rullman said he was concerned with the dust from the asphalt millings.

Morris asked if the fence would be enough screening. Cannon said they would do chain-link with slats. Shaw said the City Ordinance says fence and screened. Cannon said they would like no fence on sections of the site. Shaw said that would be another agenda item and was not published. Shaw said the Board can only vote on outside storage and for the surface area tonight.

Cannon asked if it was possible to get on the September agenda for waiving the fence requirement. Shaw said yes. Shaw said the Board can act on the two agenda items presented and waiving the fence could be discussed at the next meeting.

**Downs motioned to approve the request as submitted. Hall seconded. Yes – Hall, Rullman, Simon, Downs, Morris. No – None. Motion approved.**

**3. Consider a request for a variance from Meadlowland II LLC (Brad Skinner) and Eric Berkey for the property on the south side of 9th Street NE, southeast of the home at 834 9th Street NE, within a proposed new industrial subdivision. The property is zoned to M-1 (Limited Industrial). Mr. Berkey is planning to construct a building and develop the site. The variance request is to use asphalt millings instead of paving in the storage area. Chapter 167.10 requires paved parking areas.**

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

Meeting adjourned at 6:57 pm.

Respectfully submitted,  
Sydney McCabe  
Community Development Office Assistant