

ALTOONA PLANNING AND ZONING COMMISSION MEETING

April 27, 2021

Altoona City Hall

Members Present in Person: Jill Pudenz, Dan Narber

Members Present Virtually: Michelle Sloan, Ann Moyna, Kenny Hodges, Dan Dove

Members Absent: Scott Henry

Staff: Chad Quick, Jenn Naylor, John Shaw

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

A meeting of the Altoona Planning & Zoning Commission was held April 27, 2021. 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 Zoom.

Chairperson Dan Narber called the meeting to order at 6:30 p.m. Roll call was taken. Six commissioners were present at roll call, virtually or in person.

1. Public hearing, consideration and recommendation of a development plan for Boulder Creek Estates.

Erin Ollendike (Civil Design Advantage) presented the request. The rezoning occurred a couple of months ago. It is located on the northeast corner of 14th and 8th Street. They are proposing a mix of residential units, with 43 single-family lots and 16 duplex lots. There are four outlots used for open space and detention. There would be two access points, one off of 14th and the other off of 17th. A future access would go through on 15th Ave SE to the north. They are agreeable to Staff's comments.

With no further questions or comments from Commissioners, Narber asked the public for comments. With no public comments, Narber asked for a motion.

Motion by Dove, seconded by Pudenz, for recommendation of a development plan for Boulder Creek Estates, subject to deficiencies.

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

2. Consideration and recommendation of a preliminary plat for Boulder Creek Estates.

Erin Ollendike (Civil Design Advantage) presented the request with nothing further to add. Dove asked about the pump station. Shaw stated this would be a gravity sewer.

With no further questions or comments from Commissioners, Narber asked the public for comments. With no public comments, Narber asked for a motion.

Motion by Dove, seconded by Pudenz, for recommendation of a preliminary plat for Boulder Creek Estates, subject to deficiencies.

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

3. Consideration and recommendation of a final plat for Warren Family Estates (County Plat).

Terry Coady (Snyder & Associates) presented the request. The preliminary plat was approved on March 30, 2021. The property is located in rural Polk County, approximately 1.5 miles east of the Altoona. The property consists of 80 acres north of NE 38th Avenue and 27 acres south of NE 38th Avenue. It all lies west of NE 96th St. The owner is proposing two lots in the north 80-acre parcel. One lot is for their existing house. The other 9-acre lot would have access off of NE 96th. One lot is proposed in the south 27-acre parcel. All the rest of both lots would be considered an outlot and used for ag. They are currently working with Polk County for final approval. They have reached out to the City of Pleasant Hill, and they've waived their rights to review. It lies within two miles of the city limits of Altoona.

With no further questions or comments from Commissioners, Narber asked for a motion.

Motion by Dove, seconded by Sloan, for recommendation of a final plat for Warren Family Estates (County Plat).

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

4. Consideration and recommendation of a preliminary plat for Spring Creek Ridge North Plat 2.

Brandon Stubbs (Stubbs Engineering) presented the request. This is the next plat to the west of Spring Creek North Plat 1, north of the pond. It's the same street layout and lot sizes in the rezoning conceptals that were approved two or three years ago. Grading is done and sanitary has been run through to reach Spring Creek North Plat 1. Storm sewer, water, and paving will need to go in. Quick added that they paid their fees for both plats, which was a deficiency.

With no further questions or comments from Commissioners, Narber asked for a motion.

Motion by Pudenz, seconded by Moyna, for recommendation of a preliminary plat for Spring Creek Ridge North Plat 2.

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

5. Consideration and recommendation of a preliminary plat for Spring Creek Ridge Plat 4.

Brandon Stubbs (Stubbs Engineering) presented the request. This is the last plat south of the lake. They've put in Plats 1, 2, and 3. In plats to the north, there was demand for 80-foot lots, but they kept the 70-foot width for this plat.

With no further questions or comments from Commissioners, Narber asked for a motion.

Motion by Pudenz, seconded by Moyna, for recommendation of a preliminary plat for Spring Creek Ridge Plat 4.

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

6. Consideration and recommendation of a site plan amendment for Summit Products.

Jon Hanson (Snyder & Associates) presented the request with owner Albert Marasco and Dirk Westercamp (Studio192). Hanson explained that this site plan shows an addition to the facility. It is located on NE 41st Avenue. The addition would be 185' by 285'. There would also be 60' by 120' cold storage building on the north portion of the site. There will be upgrades to the employee parking area and a sidewalk added along NE 41st Avenue. A new driveway on the west side of the site entering in to the backside of the house would be created. Extensive utility relocations would occur throughout the site. Storm water detention would be located along the west side of the site, adjacent to the Townsend residence.

Marasco explained that they were requesting a waiver for the south face, which is roughly 100 feet from the road. Instead of using an approved efface look, they are looking to use something more durable, metalized stucco panels. From a distance and even up close, they appear similar.

Westercamp stated they dropped off a sample for Staff to review. He explained that there is a building in Pleasant Hill that has the same materials and from the sidewalk, this coated metal panel material is indistinguishable from precast or efface material. Narber asked Shaw if this would need to be brought to the Board of Adjustment. Shaw stated that it isn't something the Board of Adjustment can review. Pudenz asked if they had the sample. Shaw said the sample they gave Staff isn't the material they are presenting. Photos of the material were shown. Marasco stated that the material is similar to the City Hall façade and is a fairly new material. Shaw asked if there was anything else on the front façade other than this texturized metal panel. Westercamp stated that they have proposed the lower level to be concrete. The elevation of that could vary. Above the metal panels would be an area of a window or clerestory on the south side. He stated that at the end of the day, it's a textured material that will be seen, no matter what it's applied to. They would prefer to apply it to a substrate of metal rather than to a substrate of styrofoam. Pudenz asked how high the concrete would go. Westercamp explained that it would be appropriate. The building is a football field long. Pudenz asked about the verticals. Westercamp said the elevations were shown as if it were a precast panel. They are considering changing the slope of the roof as well. Pudenz asked about the color. Westercamp stated there would be a way to break up the colors. The original building is brick. Everything else is tan. They didn't want to introduce too many more colors so that it fits into the current campus. Pudenz asked if there was an element of the other buildings that could be tied into this building. Westercamp stated the short answer is yes. The existing building is shorter and darker with older brick. The new portion is longer and taller and will be a little more neutral but pleasant, broken up by a concrete band, intermediate band, and a glazing band. Shaw asked what was proportional for 30 feet. Westercamp stated that the band falling within the door would give it a human scale. The glazing would be in the 4-to-6-foot range. Pudenz asked if they could introduce a brown color. Westercamp stated they are open to different colors. Pudenz suggested some vertical brick bands by the doors to break up the long façade. Marasco asked if they mirrored the evenly spaced red vertical bands of the original building, like ten of them, would that be sufficient. Pudenz said it would be nice to see an image of it, but it would be nice to break it up. Westercamp said he'd be more than happy to model up something to accent the doors so they don't just appear there. Narber asked Shaw about the motion, since one of the deficiencies states that their proposal doesn't meet the ordinance, if they should approve as-is or subject to meeting with Staff or City Council. Shaw said they would be adding to it. He thought that giving their proposal to use the stucco finish on the metal substrate versus on an efface texture is something to be considered, but they have the other elements there as well, with the glazing and brickwork.

With no further questions or comments from Commissioners, Narber asked for a motion.

Motion by Pudenz, seconded by Narber, for recommendation of a site plan amendment for Summit Products, subject to the deficiencies and working with Staff on the south elevation.

Votes: Yes – Pudenz, Narber, Sloan, Moyna, Dove. No - Henry. Abstain – None. Motion approved, 5-0-0. Hodges left the meeting prior to voting.

7. Comprehensive plan process update.

Shaw discussed the roundtable housing study discussion with City Council. One of the goals is to have a small-town feel with a well-balanced housing stock. The findings were that Altoona's housing stock is in really good shape, more above-average than other communities. We are still a bedroom community and skewed to the low end of the housing range. We don't have a lot of older homes. In the middle range of \$200,000 to \$375,000, we are still skewed toward the lower end. The weakness in the housing stock is in the lower end. Shaw explained that we don't have a proportionate amount of attached housing, condos, and townhouses compared to other communities. We also don't have a proportionate amount of higher end housing stock. First time homebuyers purchase a lower-end house, and when it's time to upgrade to a larger home, that stock isn't here to purchase, so they'll go elsewhere. Needs aren't being met. They discussed strategies to entice the market to meet our needs. Tax abatement could be a tool directed at certain developments, such as tax abatement for minimum 70-foot wide or larger lots. A condo project is also a possibility. Changes to the zoning ordinance could also be a tool, diversifying the residential classifications to avoid using R-5 to meet all needs. Shaw explained they discussed parks and open space being used strategically. A lot of the larger lots are developed more quickly and aren't available when people look, so it appears as if we don't have that stock. The next step is to put all of the info into a more readable, final draft form. Pudenz asked if the City would approach developers about the developments. Shaw said there needs to be a discussion with developers. If the zoning districts were modified and pre-applied to certain areas, instead of having the market come in and request the rezoning, it could help direct the balance.

8. Minutes of the March 30, 2021 meeting.

Motion by Pudenz, seconded by Narber, to approve the minutes.

Votes: Yes – Pudenz, Narber, Moyna. No – None. Pass – None. Motion approved, 3-0-0. Sloan and Dove left the meeting prior to voting, and Hodges remained absent.

9. Old Business.

Shaw stated that City Council had Contractor Solutions do some revisions to the elevations. With that project, they requested TIF money. Jeff Mark is going to ask Council if the TIF money could be increased to help them upgrade the elevations even more, since it is one of the first buildings in the development, setting the standard.

10. New Business.

Shaw explained that Facebook will come forth with a site plan for a permanent building for contractors in the laydown site area for the constant retrofits of the buildings. They will also be adding 600 more parking stalls and an enclosed storage yard. They'll need to go the Board of Adjustment for that.

Motion by Pudenz, seconded by Narber, to adjourn.

Votes: Yes – Pudenz, Narber, Moyna. No - None. Abstain – None. Motion approved, 3-0-0. Sloan, Hodges, and Dove remained absent.

Meeting adjourned at 7:23 p.m. Next regular meeting is May 25, 2021.

Respectfully submitted,
Jennifer Naylor
Office Assistant