

ALTOONA PLANNING AND ZONING COMMISSION MEETING

May 21, 2021

Altoona City Hall

Members Present in Person: Jill Pudenz, Scott Henry, Dan Narber

Members Present Virtually: Michelle Sloan,

Members Absent: Kenny Hodges, Dan Dove

Staff: Jenn Naylor, John Shaw

Guests: Meeting was held in a virtual Zoom format and in-person; In-person guests included Mary & Kelly Cochran, David & Pamela Lowe, Troy & April Weaver, Steve Moyna, Alan Merschman, and Matt Kray

Chairperson Dan Narber called the meeting to order at 6:37 p.m. Roll call was taken. Four commissioners were present at roll call, virtually or in person.

On May 5, 2021, Altoona Planning & Zoning Commissioner Ann Moyna passed away. Chairman Narber spoke about how saddened the Commission was to hear of her passing and extended their deepest sympathies and condolences to her husband, Steve, and her family. She was a member of the Commission for about seven years, and her presence will be missed. Ann was involved in many activities and organizations in the community. Jill Pudenz extended her sympathies and expressed that Ann will be greatly missed. Scott Henry said it was a delight working with Ann, and that she and Steve did a lot for the community. He sent his sympathy to Steve and the kids and expressed how Ann will be missed. Michelle Sloan stated how active both Ann and Steve were in the community, expressed how Ann will be missed, and sent her condolences to Steve. John Shaw, on behalf of the City of Altoona and Staff, stated they appreciated her service and sent condolences to Steve and the family. He echoed the thoughts of the other commissioners and stated it was a pleasure working with her.

1. Public hearing, consideration and recommendation of a rezoning request from Ina Merschman and Quick Roofing for the 1.8-acre property at 2542 8th Street SW to rezone from R-1 (Single-family Residential) to C-2 (General Commercial).

Troy Weaver (Quick Roofing) presented the request. He stated they want to purchase the property and turn it into a commercial property. It would be a sales office and training facility. They currently rent an office, but staff growth has led them to need more space. They want to update the exterior and pour a slab for a parking lot with future connectivity to properties to the west. They would eliminate the front garage doors and install a garage door on the west side. An enclosed dumpster would also be on the west side. There will be no material at that location. They purchase materials from supply houses, who then deliver them where they are needed. They will have roofing, shingles, siding, and gutter samples for people to come see. They would be open Monday through Friday, 8:00 to 5:00. There will be no equipment other than a van or a truck parked onsite. The company was started in 1984. Pudenz asked if the displays will be on the inside of the building. Weaver affirmed. Henry asked Shaw if they'd be getting a site plan later or if there is no site plan. Shaw stated they will have to go through the site plan process. They would need to remodel the façade. They would have to get an architectural waiver from City Council. They will need commercial-grade utilities. They'll need to install the parking lot and the drive widened. There may be storm water detention required. They will need a landscape buffer between their property and the residential to the south. Dawson Chiropractic had to go through a similar process when converting a formerly residential house into a commercial business prior to occupancy.

Pamela Lowe, 2531 10th St SW, asked if there was a rendering of the rear of the property. There was not. Weaver stated the rear would look like the front. They had discussed building a fence to

the south. Lowe asked how many parking stalls there would be. Weaver didn't know yet, as there are minimum requirements. He said all parking would be in the front. Shaw stated parking requirements are one stall for every 200 square feet or one per 400, depending on use. Lowe asked about plans for tree line. Weaver stated they would be taken down if they look bad. Lowe asked what type and height of fence would be installed. Weaver said a normal six-foot privacy fence and wasn't sure about material yet. Lowe asked about the separate drive to the west. Weaver said it would be to the physical therapy offices. Lowe referenced the big trees in the front on their plans, asking if they were going to plant mature trees or if they knew how many trees would be planted, stating they lost a ton of noise reduction and pretty trees through people trying to sell the home. It wasn't the view or sound level at which they bought their house. Weaver stated it was just a drawing, and they want the neighbors to be happy, but they also have to be practical. It hasn't been specifically planned yet. Henry explained the site plan process to Lowe. Lowe asked if that would be proposed to them before the vote turns it commercial. Henry stated there would be a public hearing and that sometimes neighbors get some input. They don't get to veto anything. Lowe asked if they have the right to veto at this point, as it is listed as residential. Henry stated she has the right to come up to the Commission and say that she prefers it stay residential, but she doesn't have a veto vote. Lowe asked if the neighbors could give stipulations. Henry stated no. Pudenz explained that they are just a recommendation board. City Council makes the ultimate decision. Shaw reiterated what Scott said about providing a site plan, including a buffer yard. They encourage the applicant to work with the neighbors about the types of plantings the neighbors would like to see. Sometimes there is give and take. Otherwise there is landscape buffering in the Ordinance to follow. Staff likes to see the commercial parking lots connected. The property will be landscaped as well. Lowe asked about lighting, as she didn't see lighting on the plan. Shaw stated they require dark-sky compliant, downcast lighting. They aren't allowed to spill light onto neighboring properties. Similar to properties to the west, Staff would recommend conditional zoning be included with this property. Their current use would be permitted in a C-2, but there are uses that wouldn't be conducive to operating next to residential, such as a bar. Lowe asked if she could make a statement about her feelings on the property. She stated they bought their house four years ago, and they were not familiar with Altoona. Her husband moved her to become a police officer, and she bought the home without even seeing it, because it was such a quick move. She did not know that 8th Street was the main road, because there were so many big trees behind the house, and she got lost on the GPS trying to get there. It was listed as commercial property soon after they bought their house, and they woke up one morning to huge, beautiful trees being banded down and disintegrated in front of their eyes. Lowe stated they were worried, as they have two sons, one with special needs. They want a home that feels like a safe neighborhood for them to grow. It makes her worried that they are putting a larger driveway conducive to two-way traffic turning by the stop sign. The stop sign and the driveway aren't very far apart, and 8th Street traffic will be turning into their neighborhood. She doesn't want a bunch of car crashes that will scar her children when they see them. The tree line is ugly, as someone came in literally hacking it with a chainsaw. They talked to the workers and the workers didn't care that they didn't find it aesthetically pleasing. In the summer and fall with the leaves, they couldn't see 8th Street. A six-foot fence won't do that. It'll show them all the fire trucks and police vehicles and all the traffic and the business. They did not know that it was eligible to be turned to commercial property when they bought the house. They want their boys to be safe and don't want the value of their home to go down. They also don't want to lose their remaining tree view. They can't plant any trees on their easement. Where their fence is, they could plant trees, but it would take years and years to give them shade.

Narber reminded the audience that many of these issues will be addressed during the site planning process.

Mary Cochran, 2601 10th St SW, also backs up to this property and just wanted to note that she is concerned with many of the same things that Lowe said.

Narber asked for any other comments. With no public comments, Narber asked for a motion.

Shaw stated that Staff recommends they do conditions similar to the conditional zonings that took place just west of this property, the two phases of the medical clinic and Medicap, disallowing uses such as bars, nightclubs, and auto repair, things of that nature. They would provide a list to the applicant and neighbors and give them an opportunity to review it and decide if they are agreeable to it. Then it would go to City Council. A public hearing would occur to set a conditional zoning. Pudenz about the distance from the corner to the drive. Shaw stated that there are SUDAS standards that have spacing requirements. He believes that where it is located isn't an issue.

Motion by Henry, seconded by Pudenz, for recommendation of a rezoning request from Ina Merschman and Quick Roofing for the 1.8-acre property at 2542 8th Street SW to rezone from R-1 (Single-family Residential) to C-2 (General Commercial), subject to deficiencies including a conditional zoning equal to what they have down the street with the bank and the medical clinic, and Quick Roofing working as closely as they can with Lowe and Cochran in regards to any trees or fencing that they would like to see.

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

2. Public hearing, consideration and recommendation of a rezoning request from Darryl Bresson and Stubbs Development to rezone approximately 35.485 acres from A-1 (Agricultural) to R-5 (Planned Unit Development) for a planned development to be called Brook Ridge.

Brandon Stubbs (Stubbs Engineering) presented the request. They are requesting a single-family residential subdivision. They've been working with Staff and Council to go over this layout. They are transitioning from 55 foot lots to 60-, 65-, and 70-foot lots. They are looking at a similar product on the smaller lots like those of Spring Creek Ridge North. Most people they've talked to are happy with that development. The 60- and 70-foot lots would be similar to what's to the east of the development. Henry asked if this started with all 70-foot lots. Stubbs affirmed. The street layout is the only thing that has changed. Henry asked why a row of 65-foot lots couldn't be 70-foot lots. Stubbs said they are trying to bring in different products and different builders. Shaw discussed land being annexed around this land. The developer was asked to provide a layout of the entire area to see how it all fits together. Henry expressed how there is a demand for larger lots, but no developer wants to come in with bigger lots. Stubbs stated that they are putting in 25 80-foot lots in Spring Creek and mentioned larger lots in other plats. Shaw explained that Staff worked through some conceptualls with the developer and modifications were made. There is a concern with the requested setbacks. One of them is a 25-foot rear yard setback. Because of utility easements, we have a hard time locating sheds and accessory structures on these lots, as placing sheds in easements is not an option. Shaw stated he doesn't have a problem with giving a front yard setback of 25-feet, which is the absolute minimum for parking, but he'd like to keep as large a rear yard setback as possible. Stubbs said a 25-foot front and rear yard setback would leave them with a 70-foot building depth. Stubbs asked if a deck could encroach into a rear yard setback. Shaw stated if it is uncovered, it can encroach 10 feet, if the rear yard setback is 35 feet. Stubbs asked if the decks could encroach into the rear yard setback if the setback was 30 feet. Shaw reiterated the ordinance. Naylor added that that part of the ordinance applies to decks over 36 inches above grade. Stubbs stated that D.R. Horton builds deeper houses rather than wider houses, as their buyers want smaller yards. There are complaints that some lots are too deep, as some are 140 to 150 feet deep. People don't want to mow that much yard. Pudenz asked if there were two or three car garages. Stubbs said both on the 55-foot and 60-foot lots.

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

Josh Ladd, 3338 9th Ave SW, stated he didn't have any issues with the plans. He just wanted to know what the next few months might look like. He aside if the zoning request is approved and construction begins, on which side would construction start and how would the development come together. Stubbs stated they'd start in the southeast. Ladd stated that there is a pretty cornfield on one side and a forest of weeds on the other. He asked if during the process the terrain would be managed so they don't get field mice and was there someone he could talk to if it gets awful to look at. Stubbs affirmed. Ladd stated that to the west, there were a few existing homes and he wanted to know if the development would be built between them. Stubbs stated yes, and those houses are staying. Shaw stated in the southwest corner is a 3-acre piece that were annexed in. They discussed future redevelopment. The owners didn't voice a desire of what they will do with it, but it's an investment property. Shaw stated that they'd like to see 10th Avenue continue to the north rather than wind around. Stubbs said they haven't discussed that yet. He emailed Quick and asked if the west street could be the through street rather than the east street (10th Street). He said that Quick stated yes, as long as one of the streets was a through street. Shaw would like to see 10th Street go at least one more block north to connect with the east-west street. Ladd said his house sits next to a future walking path and asked when in the process the path might be installed. Shaw stated they like to see them go in sooner than later, but a bike trail is the most beautiful thing to a contractor who wants to deliver and drop off supplies at the back door. They end up getting torn up twice. Ladd stated that if they wanted to turn the trail into a bocce ball court, he'd be open to that.

With no further public comments, Narber asked for a motion.

Motion by Henry, seconded by Narber, for recommendation of a rezoning request from Darryl Bresson and Stubbs Development to rezone approximately 35.485 acres from A-1 (Agricultural) to R-5 (Planned Unit Development) for a planned development to be called Brook Ridge, subject to deficiencies including subject to an agreement with the City on the setback in the rear yard, an agreement of an extension of 10th Ave to the north, and also subject to the seven deficiency items.

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

3. Public hearing, consideration and recommendation of a development plan called Brook Ridge, a low density single-family detached development. The lots are proposed to vary in width, area and setback distances according to location on the plan drawing. The front yard setbacks are to be 25 and 30 feet, the rear yard setbacks are to be 25, 30 and 35 feet, and the side yards are to be five feet and eight feet. The lot areas are to be a minimum of 6,000 sf, 6,800 sf, 7,500 sf, and 8,750 sf. The lot width minimums will be 55 feet, 60 feet, 65 feet and 70 feet.

John Shaw said this is an R-5 zoning, so there is a rezoning and the development plan. The same motion could be made regarding the development plan.

Narber asked if there were any other questions from the public. Ladd stated he had no questions, but since he was the only one from his neighborhood attending the meeting virtually, he wanted to go on the record that he is the coolest, best looking person in his neighborhood.

Motion by Henry, seconded by Narber, for recommendation of a development plan called Brook Ridge, a low density single-family detached development. The lots are proposed to vary in width, area and setback distances according to location on the plan drawing. The front yard setbacks are to be 25 and 30 feet, the rear yard setbacks are to be 25, 30 and 35 feet, and the side yards are to be five feet and eight feet. The lot areas are to be a minimum of 6,000 sf, 6,800 sf, 7,500 sf, and 8,750 sf. The lot width minimums will be 55 feet, 60 feet, 65 feet and 70 feet, subject to deficiencies, including the same elements as the last motion—subject to an agreement with the City on the setback in the rear

yard, an agreement of an extension of 10th Ave to the north, and also subject to the seven deficiency items

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

4. Consideration and recommendation of a preliminary plat for Brook Ridge Plat 1.

Pudenz asked how far north this goes. A map was shown. Narber asked if there were any questions or comments. Shaw clarified that some of the very northern lots cross over on the layout from the south half to the north half. In time those will be outlots until the time that the north property is annexed in. But for conceptual purposes, this is how it is laid out. Henry asked if he needed to mention 10th going to the north in this motion. Shaw stated that it could be added. He also wanted to note the request that they dig the storm water detention pond as deep as possible to maximize the longevity of it.

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

Motion by Henry, seconded by Pudenz, for recommendation of a preliminary plat for Brook Ridge Plat 1, subject to deficiencies, including those in our previous discussions, especially when it comes to 10th Ave going to the north and some of the smaller lots regarding the rear yard setbacks.

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

5. Consideration and recommendation of a re-submitted preliminary plat for Tuscany Plat 6.

Caleb Smith (McClure Engineering) presented the request. It is consistent to what was approved previously. There are a couple of minor revisions and grading. Henry asked if there were no ditches and no culverts. Smith affirmed.

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

Motion by Henry, seconded by Pudenz, for recommendation of a re-submitted preliminary plat for Tuscany Plat 6, as-is.

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

6. Consideration and recommendation of a preliminary plat for Fleck Estates (Polk County).

Shaw presented the request. It is a one-lot residential subdivision at the south end of Casebeer Drive. He gave the history of the property in regards to the wetlands and the creek. The buildable side was on the west. As part of this plat, there will be a cul-de-sac turnaround at the end. They will be hooking on to City water.

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

Motion by Pudenz, seconded by Henry, for recommendation of a preliminary plat for Fleck Estates (Polk County), subject to the one deficiency.

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

7. Comprehensive plan process update.

Shaw stated the process is ongoing. It's getting into draft form. Staff has been going through the land use layout proposals of the eastern and southern area. Old Town business owners and the Chamber went through a planning session with the State for a revitalization-type process. Some of those ideas will be incorporated into the Comp Plan. Trying to make better use of the bike trail and adding coffee shops, restaurants, entertainment venues, retail, and reintroducing farmers' market were some of the ideas. The number of parking stalls needed for what they have downtown and what they want in the future is a consideration, as well as how to educate the public as to what is there and where to park. Henry asked about construction on 1st Ave. Shaw stated it will happen when 8th Street is open. It might be late June.

8. Minutes of the April 27, 2021 meeting.

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

Votes: Yes – Pudenz, Narber, Sloan. No – None. Pass – Henry. Motion approved, 3-0-1.

9. Old Business.

Shaw said he might just combine old and new business. Facebook has taken out a permit for the western building. They're working on ATN 5-6. When they finish a building, they immediately go back and remodel the structure. A site plan was approved for a detention in front of Building 2. They came back later and turned it into a laydown site with mobile office buildings and vehicles and light poles. This temporary parking site was approved. Recognizing that this is an ongoing thing, they will be building a contractors' building, owned by Facebook. There will be temporary storage, warehousing, and offices. It'll be about 30 feet high, similar to the data center buildings. They'll have to go through the Board of Adjustment for conditional use for outside storage.

Pudenz asked who was moving dirt east of Ziegler. Shaw stated that it is Bondurant. The developer does a lot of spec buildings, similar to our Altus project. Pudenz asked if the road will be going all the way through to 1st eventually. Shaw stated they were looking at relocating Ziegler Drive, as they have plans to build a new facility. The road would move north.

10. New Business.

Shaw added that there are new hires in the Planning and Building Departments this budget year. The inspector will start in June and the planner in July.

There is a request for a special meeting on June 15 for the Magnolia development. They are working on a site for an elementary school.

Motion by Henry, seconded by Sloan, to adjourn.

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

Meeting adjourned at 8:00 p.m. Next regular meeting is June 29, 2021.

Respectfully submitted,
Jennifer Naylor
Office Assistant