

ALTOONA PLANNING AND ZONING COMMISSION SPECIAL MEETING

June 15, 2021

Altoona City Hall

Members Present in Person: Jill Pudenz, Scott Henry

Members Present Virtually: Michelle Sloan, Dan Dove

Members Absent: Dan Narber, Kenny Hodges

Staff: Jenn Naylor, John Shaw

Guests: Meeting was held in a virtual Zoom format and in person; no in-person attendees

The meeting was delayed due to attempting to find enough commissioners for quorum. Roll call was taken at 6:42 pm. Four commissioners were present at roll call, virtually or in person.

1. Nomination of Temporary Chairperson for this special meeting.

Motion by Henry, seconded by Sloan, for recommendation of Jill Pudenz to be the Temporary Chairperson for this special meeting.

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

2. Consideration and recommendation of a development plan amendment for Magnolia.

Derek Temple (Temple Holdings) presented the request. He explained they had been working with Southeast Polk CSD to find a future elementary site on their Magnolia piece south of town. They've worked with staff to fit the school parcel in there. He said some considerations were traffic flow, and how it's laid out. He said the City wanted to have two access points to the east, so they moved the parcel around to allow the two access points to remain. There will be future connectivity to a north-to-south arterial street as well. Henry asked if they purchased this from Lemar. Temple said Lemar owns the piece next to them. Pudenz asked about the north-south road. Temple stated that the future streets plan shows it going up between this property and Lemar's property. Henry asked if they weren't changing anything but allowing the piece for the school. Shaw affirmed and stated that the biggest thing was keeping the two east-west connections. Just to the east of Magnolia, a minor arterial street is planned from University to the Sports Complex. Sloan asked if the school was Pre-K through 5. Temple affirmed. Sloan asked how far into the future it would be built. Temple stated that it depended on the development of Magnolia. That portion of Magnolia would need another lift station. That piece wouldn't be serviced by sewer. The school is probably a ten-year plan.

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

Motion by Henry, seconded by Dove, for recommendation of a development plan amendment for Magnolia, subject to deficiencies.

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

3. Motion to Adjourn

Motion by Henry, seconded by Pudenz, to adjourn.

Votes: Yes – Henry, Pudenz, Sloan. No - None. Abstain – None. Motion approved, 3-0-0. Dove hung up before the vote.

Meeting adjourned at 6:49 p.m. Next regular meeting is June 28, 2021.

Respectfully submitted,
Jennifer Naylor
Office Assistant