

ALTOONA PLANNING AND ZONING COMMISSION MEETING

June 29, 2021

Altoona City Hall

Members Present in Person: Jill Pudenz, Scott Henry, Erin Herbold-Swalwell, Dan Dove

Members Present Virtually: N/A

Members Absent: Michelle Sloan, Dan Narber, Kenny Hodges

Staff: Jenn Naylor, John Shaw, Chad Quick

Guests: Meeting was held in a virtual Zoom format and in-person; In-person guests included Sadie & Eric Zisoff, Therese Augustin, Nancy Neels, Lance Hudson, Connie Kennedy, Don Timmins, Scott Mavis, Brad Skinner, Diane Roberts

Commission member Jill Pudenz called the meeting to order at 6:32 p.m. Roll call was taken. Four commissioners were present at roll call.

1. Nomination and election of Vice-Chairperson.

Motion by Pudenz, seconded by Dove, for election of Scott Henry as Vice Chairperson.

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

2. Public hearing, consideration and recommendation of a rezoning request from Cheryl L Humphrey and LPL Development Inc. to rezone approximately 66.6 acres from A-1 (Agricultural) to R-2 (One and Two-family Residential).

Henry asked Shaw if this was being tabled. Shaw explained that Staff received a request to table this item and that the application has been withdrawn.

3. Public hearing, consideration and recommendation of a rezoning request from Elle Group LLC to rezone approximately 4.26 acres from A-1 (Agricultural) to M-1 (Limited Industrial).

Brad Skinner (160 Adventureland Dr., Ste D) presented the request. He explained that this is tied in to a previously rezoned application. He showed the location on a map in the southeast corner of the Meadowlands piece. He stated that the reason for the request is to get all the 53-54 acres across the street zoned as M-1.

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

Motion by Pudenz, seconded by Dove, for recommendation of a rezoning request from Elle Group LLC to rezone approximately 4.26 acres from A-1 (Agricultural) to M-1 (Limited Industrial).

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

4. Public hearing, consideration and recommendation of a rezoning request from James Franchetti to rezone approximately 2.0 acres from A-1 (Agricultural) to M-1 (Limited Industrial).

Brad Skinner presented this item in a different capacity than in Item 3. He explained that the Franchettis were selling their homestead of approximately 2 acres that will be added to the ground to the south into the M-1 area.

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

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of a rezoning request from James Franchetti to rezone approximately 2.0 acres from A-1 (Agricultural) to M-1 (Limited Industrial).

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

5. Public hearing, consideration and recommendation of a rezoning request from Meadowland II LLC to rezone approximately 54.63 acres from M-2 (Heavy Industrial) to M-1 (Limited Industrial).

Brad Skinner presented the request to downzone from M-2 to M-1 at the recommendation of Staff. He explained that there is no record of what part of this land is zoned M-2 and which isn't. To clarify any issues, it will all be rezoned to M-1. A plat will be brought forward later this year.

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

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of a rezoning request from Meadowland II LLC to rezone approximately 54.63 acres from M-2 (Heavy Industrial) to M-1 (Limited Industrial).

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

6. Public hearing, consideration and recommendation of a rezoning request from Meadowland II LLC to rezone approximately 7.92 acres from M-2 (Heavy Industrial) to M-1 (Limited Industrial).

Brad Skinner presented the request. He stated that there is really no interest in this piece of property at this time. It will be part of a bigger map that comes forward in the next year. Quick explained that there is a map from 1973 that showed that area as M-2, but there is no exact legal description. Skinner asked if this would eliminate any M-2 along 46th. Quick affirmed. Shaw interjected except for the Davis property. Shaw said they sounded amenable to the idea of downzoning that piece of land.

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

Motion by Herbold-Swalwell, seconded by Dove, for recommendation of a rezoning request from Meadowland II LLC to rezone approximately 7.92 acres from M-2 (Heavy Industrial) to M-1 (Limited Industrial).

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

7. Consideration and recommendation of a final plat for Spring Creek Ridge Plat 4.

Shaw presented the request. He stated this would finalize the Spring Creek development south of the lake along 80th. There is a list of deficiencies, including paperwork, filing fees, utility bonds, and legal documents. Everything with the plat looks like it's in order. Henry asked Shaw if everything was in order out there in regards to all the plats. Shaw affirmed. There is an additional plat north of the lake, which is next on the docket. Infrastructure is in, and there are no complaints.

With no further questions or comments from Commissioners, Henry opened the public hearing.

Nancy Neels (3127 4th Ave SE) said that she and many audience members were there for Item 2. She asked if they would be notified when it comes back again. Shaw affirmed. He explained that the application has been dropped, but there is someone else interested in the property. Once they have plans, they'll have to make an application, and the notification process will begin again. Quick stated that if they submit a drawing, it would be included in the notification letter.

Quick explained to audience members where the Spring Creek Ridge Plat 4 area is located using maps.

Motion by Dove, seconded by Pudenz, for recommendation of a final plat for Spring Creek Ridge Plat 4, subject to deficiencies.

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

8. Consideration and recommendation of a final plat for Spring Creek Ridge North Plat 2.

Shaw presented the request. He explained that this is north of the lake and would include 25 lots. He mentioned deficiencies, such as bonds, platting fees, and documents. Henry asked if D.R. Horton was building all of these. Shaw and Quick stated they did not know. Quick explained that these have a larger minimum square footage of 1,600 square feet, whereas a typical R-2 minimum is 1,150 square feet. These will be bigger than the ones they abut, and they are all 70 or 80 foot lots. The lots along the north side of the lake may sell around \$100,000 for the dirt. Pudenz asked about Outlot Y. Quick showed street configurations on a map and added that Outlot Z will be additional park space.

Motion by Dove, seconded by Herbold-Swalwell, for recommendation of a final plat for Spring Creek Ridge North Plat 2, subject to deficiencies.

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

9. Consideration and recommendation of a final plat for Meadow Vista West Plat 2.

Erin Ollendike (Civil Design Advantage) presented the request. She explained this is located just south of Plat 1. It's an extension of Edwin Skinner Pkwy SW and 26th Ave SW and 21st St SW. It's about 25.8 acres and 35 lots with two outlots dedicated to the City as park land. Everything is paid. All comments have been addressed. Henry asked if there were issues with water in that area. Shaw said he didn't believe so.

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

Motion by Herbold-Swalwell, seconded by Dove, for recommendation of a final plat for Meadow Vista West Plat 2, subject to deficiencies.

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

10. Consideration and recommendation of a site plan for ATN-DCSB Facebook construction office building.

Craig Bennett (Miller & Associates Consulting Engineers) presented the request. He showed the location on a map. He said it's a data center support building, which provides support services for the ongoing upgrades and technology changes and updates that each of the buildings is continually undergoing. He showed the current rock laydown area and the proposed changes, including paved areas and parking stalls. The building will hold support staff. The parking to the south would house the construction workers. To the west there is a detention cell. It will be expanded. There's an additional detention cell that will be constructed as well. Bennett showed the landscaping plan. There is a fence that will connect to the existing security fence. He also showed the building floor plans and elevations. There are four garage doors facing south. He pointed out that there is a lot of glass at the main level and above to allow natural light to enter the building. He mentioned the deficiency regarding the traffic impact study. Henry asked if the metal material was compliant. Shaw stated that they're going to do a higher end finish, like a flat metal panel with raised stucco finish. They are trying to mimic the office areas of the data centers. Bennett agreed. Henry asked about the garage doors. Shaw stated they've submitted an application for the Board of Adjustment. Henry asked about a walking or biking trail. Bennett stated there is one that has been constructed from I-80 north about a half a mile to the north end where the lift station is located. There will be continuations. Herbold-Swalwell asked how many new employees this would bring. Bennett wasn't sure that there would be new employees, as they are working out of trailers right now. There's estimated to be about 100 potential people in the building itself, up to 400, depending on the projects. They'd be working in the other buildings.

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

Motion by Dove, seconded by Pudenz, for recommendation of a site plan for ATN-DCSB Facebook construction office building, subject to deficiencies.

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

11. Consideration and recommendation of a site plan amendment for Caring Hands Outreach Center.

Dan Hunt (Connect Architecture) presented the request. The project is expanding additional storage space, retail space, and offices for Caring Hands. It will wrap around the north and west existing structure. They will remove an existing storage structure on the northeast corner of the site and remove a brick house as well. They will expand the existing parking and the storm water detention areas. He mentioned that there were some landscaping issues to address. The exterior materials include masonry and efface exterior top. The south side has glazing that will look into the retail area. There's a small mezzanine on the inside that will have upper-level windows looking out into a courtyard in the center of the building. Framing will be added to the pre-engineered metal building structure so it won't look like a metal building. Henry asked Shaw about parking. Shaw said they have limited hours, so when they're open, it's peak hours. They may change their hours. The expansion is warehousing, so it won't

have as much of a draw, parking-wise. Henry asked if there were issues with the neighbors. Shaw stated no.

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

Motion by Herbold-Swalwell, seconded by Pudenz, recommendation of a site plan amendment for Caring Hands Outreach Center. subject to deficiencies.

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

12. Comprehensive plan process update.

Shaw had no update. There will be a meeting Thursday.

13. Minutes of the June 15, 2021 meeting.

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

Votes: Yes – Pudenz, Dove, Henry. No – None. Pass – Herbold-Swalwell. Motion approved, 3-0-1.

14. Minutes of the May 25, 2021 meeting.

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

Votes: Yes – Pudenz, Henry, Herbold-Swalwell. No – None. Pass – Dove. Motion approved, 3-0-1.

15. Old Business.

None.

16. New Business.

Quick stated there will be a meeting next month. Shaw said there is a new building inspector and a new planner starting soon. Henry asked if there was a plan to go under the interstate to get bike trails to Bondurant. Shaw explained the plan to utilize box culverts that go under the interstate as a tunnel and head north. Bondurant is also looking at bringing the bike trail down as well. More discussion was held about trails, including Henry requesting that the trails be finished before he dies.

Motion by Pudenz, seconded by Henry, to adjourn.

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

Meeting adjourned at 7:21 p.m. Next regular meeting is July 27, 2021.

Respectfully submitted,
Jennifer Naylor
Office Assistant