

ALTOONA PLANNING AND ZONING COMMISSION MEETING

November 30, 2021

Altoona City Hall

Members Present in Person: Jill Pudenz, Scott Henry, Dan Narber, Josh Dunwoody, Erin Herbold-Swalwell, Steve Chase

Members Present Virtually: None

Members Absent: Michelle Sloan

Staff: John Shaw, Chad Quick, Marina Reasoner, Jenn Naylor

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Dave Hansen, Don Timmins, Vern Willey, Eric Cannon, Brad Overturf, Erin Ollendike, Josh Trygstad, Joe Bergman, others not signed in

Chairperson Dan Narber called the meeting to order at 6:30 p.m. Roll call was taken. Five commissioners were present at roll call.

1. Public hearing, consideration and recommendation of comprehensive plan land use map amendment from F&S Rosenberger LLC and Signature Commercial Real Estate to change 24.57 acres from Mixed Use 1 to Mixed Use 2.

Eric Cannon (Snyder & Associates) presented the request. A new zoning district was recently created, and they are formally asking to change the zoning to Mixed Use 2. They submitted a concept plan in the packets. Two buildings would have dock ports that back up to each other internal to the site. A commercial presence faces the Adventureland Drive and Interstate. A small piece of property in the corner will keep the current zoning. Pudenz asked if the neighbors were notified. Quick suggested the Commission acknowledge the email received. Henry asked if the applicants had seen it. Quick affirmed. Narber read portions of the email aloud from Biren Patel of Patriot Hospitality regarding a barricade wall along the bordering retention for the safety of families with children who stay at the hotel. Narber then opened the public hearing. Herbold-Swalwell asked if the developer has any problem with installing a barricade. Pudenz asked if were wet or dry detention. Cannon stated that it will be wet, but they had not gotten into the detailed site development yet. He said that the applicant recognizes their concerns, but it is a site issue, not a zoning issue. The time to address that would be during the site plan phase.

With no further comments, a motion was made by Henry, seconded by Herbold-Swalwell, for recommendation of comprehensive plan land use map amendment from F&S Rosenberger LLC and Signature Commercial Real Estate to change 24.57 acres from Mixed Use 1 to Mixed Use 2.

Votes: Yes – Henry, Herbold-Swalwell, Pudenz, Narber, Dunwoody, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

2. Public hearing, consideration and recommendation of a rezoning request from F&S Rosenberger LLC and Signature Commercial Real Estate to rezone 24.57 acres from C-2 (General Commercial) to M-1A (Commercial & Limited Light Industrial Business Park).

Eric Cannon (Snyder & Associates) presented the request with no further comments.

Narber asked for any comments from the Commission and opened the public hearing. With no further comments, he closed the public hearing and asked for a motion.

Motion by Pudenz, seconded by Dunwoody, for recommendation of a rezoning request from F&S Rosenberger LLC and Signature Commercial Real Estate to rezone 24.57 acres from C-2 (General

Commercial) to M-1A (Commercial & Limited Light Industrial Business Park), subject to deficiencies.

Votes: Yes – Pudenz, Dunwoody, Henry, Narber, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

3. Consideration and recommendation of a revised preliminary plat for Boulder Creek Estates Plat 1.

Erin Ollendike (Civil Design Advantage) presented the request. They are requesting a modification to the preliminary plat. Initially, they had two-family homes along 16th Ave Ct SE and 17th Ave SE on the first few lots when entering into the development from 8th St SE. The developer would like to do away with the two-family home concept and just do single family lots. They would be removing 32 two-family homes and replacing them with 16 or 17 single-family lots. The street configuration remains the same. The plat is under construction. This is a modification after construction has started. Henry asked if this would have an HOA. Ollendike stated it would have an HOA to accommodate the detention outlots.

Motion by Henry, seconded by Pudenz, for revised preliminary plat for Boulder Creek Estates Plat 1.

Votes: Yes – Henry, Pudenz, Narber, Dunwoody, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

4. Consideration and recommendation of a final plat for Fleck Estates (County Plat).

With no one present to speak to this agenda item, John Shaw presented the request. He explained it is a county plat. It's a one-lot subdivision and an outlot located on the south end of Casebeer Drive. Casebeer Drive ends in a dead-end road with no turn-around. With this, they did develop a cul-de-sac at the end of the street. Four Mile Creek runs through the middle of the property, so a good chunk of it is in the floodway area. Henry asked about their voluntary annexation. Shaw stated if and when the City comes to that area for annexation, the owners will be voluntarily annexed. Dunwoody asked if this were just for one building and not being set up for future development. Shaw explained it was for one single family, stating that is the only lot that is accessible from Casebeer. The floodplain bisects the property diagonally. The southeastern part of it is out of the floodplain, but it is inaccessible from Casebeer.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of a final plat for Fleck Estates (County Plat), subject to deficiencies.

Votes: Yes – Pudenz, Herbold-Swalwell, Henry, Narber, Dunwoody, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

5. Consideration and recommendation of a final plat for Edgewood Trail Plat 1.

Josh Trygstad (Civil Design Advantage) presented the request. The location of the site is generally north of 1st Street E, east of 8th Avenue NE, north of Samwise Youth Sports Complex. This plat is the first phase of two phases of the Edgewood Trail Development. It follows the layout of the preliminary plat previously approved. The first plat consists of 15.6 acres and has 37 lots with two outlots. Outlot Y will consist of a greenbelt that the City will own and retain, and Outlot Z will be the storm water management, which will be retained by the Association. The storm sewers entering and exiting will be public sewer. They have no issues with the listed deficiencies. Henry asked for clarification as to where this project was located. Shaw explained it was north of Samwise, in the field by the northeast

lift station, south of the tracks, north of 1st Street. Quick said they were working to take the lift station offline. Shaw stated it is gone. Henry asked if the City was going to make them put in sidewalks along 1st Street or bike trails. Shaw said there is a trailhead location there. There will be a better-defined trail head with a pocket park. Sidewalks for future connections are part of it. Pudenz asked where 2nd Street NE connects. Quick stated this was the east half of the plan. He explained the location and trail connections.

Motion by Herbold-Swalwell, seconded by Chase, for recommendation of a final plat for Edgewood Trail Plat 1, subject to deficiencies.

Votes: Yes – Herbold-Swalwell, Chase, Pudenz, Henry, Narber, Dunwoody. No - None. Abstain – None. Motion approved, 6-0-0.

6. Consideration and recommendation of a site plan for Oasis Carwash.

Brad Overturf (Cooper Crawford & Associates) presented the request. They are proposing to demolish the existing carwash on the site and replace it with an automated carwash. It will be a better looking building than what is currently there. They agree with deficiencies and are working with Staff to take care of that. Henry asked if they had heard anything from the neighbors. Shaw stated no. Quick added that the landscape buffer will remain on the west side. They may clean up some of the scrub trees.

Motion by Dunwoody, seconded by Henry, for recommendation of a site plan for Oasis Carwash, subject to deficiencies.

Votes: Yes – Dunwoody, Henry, Pudenz, Narber, Herbold-Swalwell, Chase. No - Henry. Abstain – None. Motion approved, 6-0-0.

7. Consideration and recommendation of a preliminary plat for Altoona Endeavor Plat 1.

Eric Cannon (Snyder & Associates) presented the request. This ground is where Eric Berkey currently operates, east of 1st Avenue, north of 9th St, south of Iowa Cold Storage. This is the first phase of a three-phase project. The preliminary plat shows the lots that are there. There will be three warehouse buildings, approximately 300,000 square feet total. The first phase is the west building. The second phase is in the center. The last phase is the eastern portion. For storm water management, the northern half will go to the north where it currently is today; the southern portion will go to the south. There will be a temporary basin. Long-term, big picture plans include a regional facility. There is a multi-phase 9th Street reconstruction project happening in tandem with this, so there are a lot of moving parts. This relocates Mr. Berkley's business to the southeast. It is spec warehouse space at this time. Henry asked if the City was going to hold up the developer until 9th Street funding is secure. Shaw said in the interim, they are applying for a RISE Grant for partial funding of the improvements. They are also working with the property owners on a development plan for the remainder of the funding for the infrastructure improvements. He stated in the Staff report, it was recommended for approval subject to not only the improvements, but making it a condition of the site plan knowing that that street and the other infrastructure improvements have to be done to support this development, this building. This would be a condition of the approval going forward. Henry asked if by infrastructure improvements, he was referring to the water main. Shaw stated yes, and added other details, such as the sanitary sewer and storm sewer. Henry asked if the applicant understood all of that. Cannon stated they aware of them and are agreeable to them. Narber asked for a motion.

Motion by Henry, seconded by Herbold-Swalwell, for recommendation of a preliminary plat for Altoona Endeavor Plat 1, subject to deficiencies, including securing a RISE Grant or other funding

in regards to the 9th Street improvements and infrastructure improvements that need to be made for the site.

Votes: Yes – Henry, Herbold-Swalwell, Pudenz, Narber, Dunwoody, Chase. No - Henry. Abstain – None. Motion approved, 6-0-0.

8. Consideration and recommendation of a final plat for Altoona Endeavor Plat 1.

Eric Cannon (Snyder & Associates) presented the request with nothing further to add.

With no Commission comments, a motion was made by Pudenz, seconded by Dunwoody, for recommendation of a final plat for Altoona Endeavor Plat 1, subject to deficiencies.

Votes: Yes – Pudenz, Dunwoody, Henry, Narber, Herbold-Swalwell, Chase. No - Henry. Abstain – None. Motion approved, 6-0-0.

9. Consideration and recommendation of a site plan for I-80 Distribution Center.

Eric Cannon (Snyder & Associates) presented the request with nothing further to add.

With no Commission comments, Narber asked for a motion.

Motion by Dunwoody, seconded by Herbold-Swalwell, for recommendation of a site plan for I-80 Distribution Center, subject to deficiencies.

Votes: Yes – Dunwoody, Herbold-Swalwell, Pudenz, Henry, Narber, Chase. No - Henry. Abstain – None. Motion approved, 6-0-0.

10. Minutes of the October 26, 2021 meeting.

Motion by Herbold-Swalwell, seconded by Pudenz, to approve the minutes.

Votes: Yes – Herbold-Swalwell, Pudenz, Henry, Narber, Dunwoody. No - None. Abstain – Chase. Motion approved, 5-0-1.

11. Old Business - None

12. New business

Quick stated he hopes they will have the comp plan. Shaw said that will probably be held off until January when it is in its complete and final form.

Motion by Herbold-Swalwell, seconded by Pudenz, to adjourn.

Votes: Yes – Herbold-Swalwell, Pudenz, Henry, Narber, Dunwoody, Chase. No - None. Abstain – None. Motion approved, 6-0-0.

Meeting adjourned at 7:00 p.m. Next regular meeting is December 21, 2021.

Respectfully submitted,

Jennifer Naylor

Office Assistant