

ALTOONA PLANNING AND ZONING COMMISSION MEETING

April 26, 2022

Altoona City Hall

Members Present in Person: Michelle Sloan, Dan Narber, Steve Moyna, Erin Herbold-Swalwell

Members Present Virtually: None

Members Absent: Jill Pudenz, Scott Henry, Steve Chase

Staff: John Shaw, Marina Reasoner, Jenn Naylor, Chief Stallman

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Max Eller and another not signed in

Vice Chairperson Dan Narber called the meeting to order at 6:31 p.m. Roll call was taken. four commissioners were present at roll call.

1. Consideration and recommendation of the North Water Tower, Altoona, Iowa Site Plan.

John Shaw presented the request. The City will be installing a water tower north of I-80. It will be across street and southeast of the MidAmerican substation at the corner of 62nd and 54th. It is directly east of the existing power lines, south of 25th. It will look like the other water tower that is by Bass Pro with a concrete base and a steel tank on top. It will have a 750,000 gallon tank. Moyna asked if it were the same size tank as the other tower. Shaw said no, it is about half the size of the other. The goal of this tower, besides water storage, is to boost the water pressure. The industrial uses in the area tend to need higher water pressures for fire protection, for example. This would give better flexibility regarding what they can do for fire protection instead of having their own tanks and pumping onsite for the larger buildings. Facebook is participating in the cost of building it. Shaw explained the drive to the tower will be concrete. There will be an overhead door to the base of it and landscaping on the property. There is a residential neighbor to the east. Eventually it will be redeveloped as industrial or heavy commercial, but there will be buffer landscaping placed between this project and the residence to the east. Herbold-Swalwell asked if it will have lights like the one by Bass Pro. Shaw said it will be lit. There is also a Tower Lighting Policy that will be discussed. As individual demands have increased, there needs to be a policy for general lighting.

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

Motion by Herbold-Swalwell, seconded by Moyna, for recommendation of the North Water Tower, Altoona, Iowa Site Plan.

Votes: Yes – Herbold-Swalwell, Moyna, Sloan, Narber. No – None. Abstain – None. Motion approved, 4-0-0.

2. Consideration and recommendation of the Mister Car Wash Site Plan.

Max Eller (ISG) presented the request. He showed on a layout how traffic would flow through the site, entering through the south and circulating around counterclockwise. He stated that there is a shared access with the property to the south. Shaw reminded the Commission that this is in the Prairie Crossing development and has to comply with the Design Criteria Manual with landscaping and architectural design. The architect from Heart of America also reviews and approves the plans. Herbold-Swalwell asked about the fire truck turning and hydrant extension deficiencies. Eller said they received those comments today and will be working on them.

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

Motion by Herbold-Swalwell, seconded by Moyna, for recommendation of the Mister Car Wash Site Plan, subject to deficiencies.

Votes: Yes – Herbold-Swalwell, Moyna, Sloan, Narber. No – None. Abstain – None. Motion approved, 4-0-0.

3. Minutes of the March 29, 2022 meeting.

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

Votes: Yes – Sloan, Herbold-Swalwell, Narber, Moyna. No - None. Abstain – None. Motion approved, 4-0-0.

4. Old/New Business

Shaw gave an update on the Prairie Landing project progress. He said City Council wanted the park land to be more naturally flowing rather than boxy, so the developer has gone back to redesign the layout. The street on the east is no longer a through street. There are 189 lots shown on the new drawing rather than 194. Council also wanted the developer to take into consideration the public feedback received at the meeting. Moyna stated he likes the layout, but there will still be traffic issues at 5th and 30th. Herbold-Swalwell asked if they added the cul-de-sacs. Shaw said they are compromising between the conceptual layout and their grid system. If they make additional changes, it will go back to City Council, and they will notify the neighbors, so they can have a drawing to look at and respond to.

Shaw also stated that they are working on an annexation to the north that should come in front of the Commission in the next month or two.

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

Votes: Yes – Herbold-Swalwell, Sloan, Narber, Moyna. No - None. Abstain – None. Motion approved, 4-0-0.

Meeting adjourned at 6:46 p.m. Next regular meeting is May 31, 2022 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant