

ALTOONA PLANNING AND ZONING COMMISSION MEETING

May 31, 2022

Altoona City Hall

Members Present in Person: Michelle Sloan, Jill Pudenz, Dan Narber, Scott Henry, Steve Moyna, Erin Herbold-Swalwell, Steve Chase

Members Present Virtually: None

Members Absent: None

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 Lorena Waison, Brent Culp, Korey Marsh, Marissa Kolman, and others not signed in

Chairperson Scott Henry called the meeting to order at 6:31 p.m. Roll call was taken. Six commissioners were present at roll call. Herbold-Swalwell arrived at 6:33 p.m. after roll was taken.

1. Consideration and recommendation of the Preliminary Plat for Townsend Farms Plat 1.

Lorena Waison (Snyder & Associates) presented the request. They are proposing combining three lots into one. They are working with City Staff on remaining comments. Henry asked the Commission if they had questions and remarked that there is a lot going on with the property, as they had seen it multiple times in the past few months. Shaw stated they have started construction on their new building.

Motion by Henry, seconded by Pudenz, for recommendation of the Preliminary Plat for Townsend Farms Plat 1.

Votes: Yes – Henry, Pudenz, Sloan, Narber, Moyna, Chase. No – None. Abstain – None. Motion approved, 6-0-0.

2. Consideration and recommendation of the Final Plat for Townsend Farms Plat 1.

Lorena Waison (Snyder & Associates) presented the request with nothing to add.

Motion by Pudenz, seconded by Sloan, for recommendation of the Final Plat for Townsend Farms Plat 1, subject to the deficiency of the submitting of legal documents.

Votes: Yes – Pudenz, Sloan, Narber, Henry, Moyna, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 7-0-0.

3. Consideration and recommendation of the Preliminary Plat for Altus Commerce Center Plat.

Brent Culp (Snyder & Associates) presented the request. This is the third plat in the last two years. It's approximately 16.5 acres. The building itself is approximately 330,000 square feet. It will be a warehouse distribution building like they saw in Lot 1, with corner glass, corner offices, and transom windows across the top. All the services like water main and sanitary are already in and ready to go. Henry asked if this was building 1, 2, or 3. Shaw stated it's the third building. Culp said it's Plat 3, Building B. Henry asked if there were any questions from the Commission or if Shaw had anything to add. Shaw said this was designated as an outlot previously because they wanted flexibility.

Motion by Herbold-Swalwell, seconded by Chase, for recommendation of the Preliminary Plat for Altus Commerce Center Plat.

Votes: Yes – Herbold-Swalwell, Chase, Sloan, Pudenz, Narber, Henry, Moyna. No – None. Abstain – None. Motion approved, 7-0-0.

4. Consideration and recommendation of the Final Plat for Altus Commerce Center Plat 3.

Brent Culp (Snyder & Associates) presented the request with nothing to add.

Motion by Herbold-Swalwell, seconded by Chase, for recommendation of the Final Plat for Altus Commerce Center Plat 3, subject to deficiencies.

Votes: Yes – Herbold-Swalwell, Chase, Sloan, Pudenz, Narber, Henry, Moyna. No – None. Abstain – None. Motion approved, 7-0-0.

5. Consideration and recommendation of the Site Plan for Altus Commerce Center Plat 3.

Brent Culp (Snyder & Associates) presented the request. He addressed the issue of lighting spillage from the site. He said the public lights are spilling onto their site higher than their own light spillage. He stated that they've met the intent of dark sky compliance. Shaw said he would look at it, but Marina Reasoner has expressed that it is minimal. It's not next to a residential area. As far as the right-of-way, Shaw said the City encourages a little light in the streets. He stated that he doubts it is an issue. Culp said the spillage is like that of a 60-watt incandescent bulb 50 feet away.

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

Motion by Herbold-Swalwell, seconded by Culp, for recommendation of the Site Plan for Altus Commerce Center Plat 3.

Votes: Yes – Herbold-Swalwell, Chase, Sloan, Pudenz, Narber, Henry, Moyna. No – None. Abstain – None. Motion approved, 7-0-0.

6. Consideration and recommendation of the Preliminary Plat for Altoona Ziegler Cat facility.

Korey Marsh (Snyder & Associates) presented the request. They are proposing two building expansions to the existing site, which include additional service bays along the west side. Ziegler is running out of space for equipment storage. They are working with the DOT as well, trying to make this one lot. They are removing the berm and pushing it further to the west, toward the edge of the property line. They'll be adding pavement to the west end, moving ramps, providing hydrants for suitable coverage for the Fire Department, and proposing 36 additional parking stalls out front. Storm water will be routed to the existing detention basin to the north.

Henry asked about the deficiencies. Marsh said they are working on the legal documents and site lighting. Reasoner said Engineering has provided comments. Marsh said they'd look at them. Henry asked Shaw if this was the one going to the Board of Adjustment for three items. Shaw affirmed and added it was for the expansion of the granular equipment parking lot. They have a variance for the current lot. They were granted an alternative landscaping berm. Because they are removing it and recreating it, it needs Board of Adjustment approval. They also have overhead doors that face public streets. He said he doesn't anticipate any issues. Henry asked for further questions.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the Preliminary Plat for Altoona Ziegler Cat facility.

Votes: Yes – Pudenz, Herbold-Swalwell, Sloan, Narber, Henry, Moyna Chase. No – None. Abstain – None. Motion approved, 7-0-0.

Shaw gave the history of the land with the DOT in regards to how the DOT can review projects and have land set aside for them to purchase, so that development does not interfere with their future plans. With the change to the flyover, they didn't need the additional right-of-way from Ziegler, so land was available.

7. Consideration and recommendation of the Final Plat for Altoona Ziegler Cat facility.

Korey Marsh (Snyder & Associates) presented the request with nothing to add.

Motion by Pudenz, seconded by Moyna, for recommendation of the Final Plat for Altoona Ziegler Cat facility, subject to deficiencies.

Votes: Yes – Pudenz, Moyna, Sloan, Narber, Henry, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 7-0-0.

8. Consideration and recommendation of the Site Plan for Altoona Ziegler Cat facility.

Korey Marsh (Snyder & Associates) presented the request with nothing to add. Shaw stated that the motion needs to be subject to Board of Adjustment approval.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the Site Plan for Altoona Ziegler Cat facility, subject to the deficiencies and Board of Adjustment approval.

Votes: Yes – Pudenz, Herbold-Swalwell, Sloan, Narber, Henry, Moyna, Chase. No – None. Abstain – None. Motion approved, 7-0-0.

9. Consideration and recommendation of the Preliminary Plat for Texas Road House.

Marissa Kolman (GreenbergFarrow) presented the request via Zoom. Currently the property is two parcels. Texas Roadhouse is under contract to purchase both and consolidate them into a single 2.14-acre lot. The building being proposed is just over 8,000 square feet and includes an outdoor dining area and a drive-through for order pickup. No food will be ordered through the drive-through. They are proposing associated parking, infrastructure, landscaping, and off-site parking to the north. Henry asked if the Commission members had questions. Shaw mentioned that a storm sewer easement needs to be vacated.

Motion by Henry, seconded by Narber, for recommendation of the Preliminary Plat for Texas Road House.

Votes: Yes – Henry, Narber, Sloan, Pudenz, Moyna, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 7-0-0.

10. Consideration and recommendation of the Final Plat for Texas Road House.

Marissa Kolman (GreenbergFarrow) presented the request via Zoom with nothing to add.

Motion by Henry, seconded by Narber, for recommendation of the Final Plat for Texas Road House, subject to the storm sewer easement deficiency.

Votes: Yes – Henry, Narber, Sloan, Pudenz, Moyna, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 7-0-0.

11. Consideration and recommendation of the Site Plan for Texas Road House.

Marissa Kolman (GreenbergFarrow) presented the request via Zoom. She said they have no issues addressing the outstanding deficiency items and will work with Staff. Henry asked if a new road was needed. Shaw said no and stated that all of the supporting infrastructure has been constructed. Henry asked Kolman about the size of this one compared to the one in Urbandale. Kolman said the previous prototype was between 6,900 and the low 7,000 square foot range. The newer prototypes are upper 7,000 to low 8,000 square feet. A lot of the old locations are going back and doing dining room additions and cooler additions. She said it may have been built in the 7,000 square foot range, but she is unsure of the additions, so it could be as large as this one. In general this prototype is larger in size. Henry asked if 116 parking stalls is enough. Shaw affirmed. Henry asked if there were water issues. Shaw stated no, that storm water detention is already constructed and drains nicely. They also have shared overflow parking with Cinemark. Kolman said that she's been pushing to pull a soil erosion permit to get started, and this location is on Texas Roadhouse's list to open this year. They'll be cutting it close, but they'll be looking to start the third week of June.

Motion by Henry, seconded by Narber, for recommendation of the Site Plan for Texas Road House.

Votes: Yes – Henry, Narber, Sloan, Pudenz, Moyna, Herbold-Swalwell, Chase. No – None. Abstain – None. Motion approved, 7-0-0.

12. Minutes of the April 26, 2022 meeting.

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

Votes: Yes – Herbold-Swalwell, Sloan, Narber, Moyna. No - None. Abstain – Pudenz, Henry, Chase. Motion approved, 4-0-3.

13. Old/New Business

None

Motion by Henry, seconded by Sloan, to adjourn.

Votes: Yes – Henry, Sloan, Pudenz, Narber, Moyna, Herbold-Swalwell, Chase. No - None. Abstain – None. Motion approved, 7-0-0.

Meeting adjourned at 7:00 p.m. Next regular meeting is June 28, 2022 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant