

# ALTOONA PLANNING AND ZONING COMMISSION MEETING

September 27, 2022

Altoona City Hall

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

Members Present Virtually:

Members Absent: Dan Narber

Staff: John Shaw, Jenn Naylor, Marina Smart, Natalie Jacobson

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Tracy Bain, Laura Jacobs, Matt Kray, Abby Buckley, Meoka Johnson, Jeff Nesvik, Wally Pelds, Vic Piagentini, Eric Cannon, Chip Walker, and others not signed in.

Chairperson Scott Henry called the meeting to order at 6:30 p.m.

**1. Roll Call.** Roll call was taken. Six commissioners were present at roll call.

**2. Public hearing to consider a rezoning request from Eagle Knoll Estate, LLC to rezone 3.8 acres from A-1 (Agricultural) to R-1 (Single-Family Residential).**

Jeff Nesvik (Civil Design Advantage) presented the request. They plan to connect the two dead ends of 25<sup>th</sup> Avenue SW and develop the property into ten single-family lots. The detention is existing, constructed during Eagle Knoll Estates Plat 1 development. Sanitary is connected to the south. The water main will be connected to two dead ends to the north and to the south. Henry asked Staff if there were any issues. Shaw said no. Henry opened the public hearing. With no public comments, Henry closed the public hearing.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of a rezoning request from Eagle Knoll Estate, LLC to rezone 3.8 acres from A-1 (Agricultural) to R-1 (Single-Family Residential), subject to deficiencies.

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

**3. Consideration and recommendation of the Preliminary Plat for the Eagle Knoll Estates Plat 2.**

Jeff Nesvik (Civil Design Advantage) presented the request with nothing further to add.

Motion by Henry, seconded by Chase, for recommendation of the Preliminary Plat for the Eagle Knoll Estates Plat 2.

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

**4. Consideration and recommendation of the Final Plat for the Howdle Subdivison (County Plat).**

Wally Pelds (Civil Design Advantage) presented the request via Zoom. He explained that it is a simple one-lot subdivision on the northwest corner of NE 38<sup>th</sup> Avenue and NE 88<sup>th</sup> Avenue. Henry commented it looked like the small lot has a house on it and then there was farm ground. Shaw affirmed. He said Mud Creek goes through the property, as does a sanitary sewer line.

Motion by Henry, seconded by Erin, for recommendation of the Final Plat for the Howdle Subdivison (County Plat).

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

### **5. Consideration and recommendation of the Preliminary Plat for the Altoona Homes Plat 1 (County Plat).**

Vic Piagentini (Associated Engineering Company of Iowa) presented the request. They are trying to separate a portion from the rest of the farm ground. It has a creek separating it from the rest of the ground. Henry stated there was no home on the small lot, that it was buildable and the rest is farmed. Shaw affirmed. Piagentini explained the deficiencies. Henry asked Shaw if there were any issues. Shaw said this was an area the City will be annexing. Henry asked if the public had anything to say on the issue. Hearing none, he asked for a motion.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the Preliminary Plat for the Altoona Homes Plat 1 (County Plat).

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

### **6. Consideration and recommendation of the updated Site Plan for the Gurley Leap Honda Plat 1.**

Eric Cannon (Snyder & Associates) presented the request, which was an update to the plan. He explained that Honda came through with a new generation building. The Altoona location will be one of the first in the country with the new design. He explained some of the site plan changes with the car wash, the customer receiving area, and the shape. He stated there was a lot more glass on this update with very clean lines. They were able to push through the stone and prairie elements.

Chip Walker (Custom Facilities) thanked the Commission for their patience. He said they were nearly through their design process with Generation 3 when Honda came out with what they are calling Blue Stage rather than Generation 4. He said image programs come out every seven to nine years or so. Honda is proud of the new design. The design team has pushed very hard to incorporate the prairie elements that were approved on the old design. Honda typically does not allow stone or different color concepts. They have carried through all of the architectural elements that were previously approved. The customer waiting area has a different square footage. This will be one of the first ten in the country. They are excited to get it going, as it will be the first Blue Stage Honda project for them. Pudenz asked for an example of the colors. Walker provided the color samples to the Commission. Henry asked Shaw if he were comfortable that they were incorporating the prairie style. Shaw mentioned if they would break up the roof line of the longer sides of the building with parapets like in the previous ones, Staff would be fine with that. Pudenz commented that the stone seems a little out of place, and they shouldn't bring in prairie elements just to say that brought in prairie elements if it doesn't look right.

Motion by Herbold-Swalwell, seconded by Moyna, for recommendation of the updated Site Plan for the Gurley Leap Honda Plat 1, subject to deficiencies.

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

### **7. Consideration and recommendation of an amendment to the Altoona Urban Renewal Plan.**

John Shaw presented the request. He said previously the Commission had seen a site plan for Des Moines Industrial on the north side of the interstate, east of Facebook's southeast entrance, for construction warehousing use. As part of the project, they are looking at doing public improvements, including extension of sanitary sewer main to the area and adding a turning lane on 34<sup>th</sup> into the site, which would be shared with another site, currently undeveloped. They are looking to expand the urban renewal area to include this area to help capture TIF dollars to pay for infrastructure improvements and any incidentals on site as necessary.

Motion by Henry, seconded by Chase, for recommendation of an amendment to the Altoona Urban Renewal Plan, adding the legal description found in the Staff report.

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

## **8. Minutes of the August 30, 2022 meeting.**

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

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

## **Old/New Business**

Shaw gave updates on an upcoming annexation, including a 600-acre annexation. Naylor gave an update on new home permits for Stonebridge that are being rapidly submitted. Shaw also updated on the development projects between Fieldstone and Spring Creek.

Motion by Henry, seconded by Sloan, to adjourn.

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

Meeting adjourned at 6:52 p.m. Next regular meeting is October 25, 2022 at 6:30 p.m.

Respectfully submitted,  
Jennifer Naylor  
Office Assistant