

# ALTOONA PLANNING AND ZONING COMMISSION MEETING

November 29, 2022

Altoona City Hall

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

Members Present Virtually: Steve Moyna

Members Absent: Michelle Sloan, Dan Narber

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

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Brent Culp, Korey Marsh, Josh Dunwoody, Melvin Quinn, dschwab, 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. Five commissioners were present at roll call.

**2. Public hearing to consider a rezoning request from Floyd and Renee Allen Joint Revocable Trust to rezone 0.78 acres, south part of 6131 NE 62nd Avenue, Altoona, Iowa, from A-1, Agricultural to M-1, Limited Industrial to become a part of the I-80 Business Park development.**

Brent Culp (Snyder & Associates) presented the request on behalf of Opus Development Company. They had approval of a plat of survey that got recorded for the south 170' of the existing homestead. It will go from A-1 to M-1 and square off for a future development.

Henry opened the public hearing. With no public comments, Henry closed the public hearing. Henry asked for any other questions or comments. No comments.

Motion by Henry, seconded by Chase, for recommendation of a rezoning request from Floyd and Renee Allen Joint Revocable Trust to rezone 0.78 acres, south part of 6131 NE 62nd Avenue, Altoona, Iowa, from A-1, Agricultural to M-1, Limited Industrial to become a part of the I-80 Business Park development.

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

**3. Consideration and recommendation of the I-80 Business Park Plat 3 Preliminary Plat.**

Brent Culp (Snyder & Associates) presented the request on behalf of Opus Development Company. The overall development is an M-1 Industrial zoning and is 42.66 acres north of Hubbell. Plat 2 from a previous meeting is just east of this. He showed an exhibit that included the extension of 21<sup>st</sup> Street NW to connect to Anderson Plat 1. There is a water main connection to the water tower. Culp explained that they are bringing sanitary sewer to the two homes as well as storm sewer. Lot 1 is 19.69 acres. Building B is 461,000 square feet. Lot 2 is 16.31 acres with Building C being 710,000 square feet. Outlot X, the regional detention for all of Lot 1, part of Lot 2, and the remaining portion of the storm water detention, is on the south side of the street. The total of all three buildings, including Building A from Plat 2, is a little over a million square feet. They've been working with the City on the sanitary, storm, and water connections. They have addressed the deficiencies. Marina Smart said the only deficiency remaining was the storm sewer. Shaw said they are just tweaking the design of where the water tower is being built that drains to this area. Culp stated that he appreciated the extra days Staff gave him.

Henry asked Shaw if the deficiencies were being addressed. Shaw stated because of the Thanksgiving holiday, staff reports went out before they received revisions back from the applicant.

Henry asked for public comments. No comments were made. Henry asked for any other comments. No further comments were made.

Motion by Herbold-Swalwell, seconded by Pudenz, for recommendation of the I-80 Business Park Plat 3 Preliminary Plat, subject to deficiencies.

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

#### **4. Consideration and recommendation of the I-80 Business Park Plat 3 Final Plat.**

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

Henry asked for public comments. No comments were made.

Motion by Herbold-Swalwell, seconded by Pudenz, for recommendation of the I-80 Business Park Plat 3 Final Plat, subject to deficiencies.

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

#### **5. Consideration and recommendation of the I-80 Business Park Plat 3 Lot 1 Site Plan.**

John Shaw explained this site plan would be subject to the drainage comments coming from the Utilities Department and the rezoning. Henry asked about the other nine deficiencies. Smart said they would work through them as well. Henry stated that it is 460,000 square feet and asked if it was spec or if it was spoken for. Culp said it is spoken for. Henry asked if there was anything he wanted to add in regards to the site plan. Culp pointed out the storm sewer on a rendering and explained the difficulties in designing it. Henry asked Staff if there were any other concerns. Shaw said there are two existing residents out there. The applicant is providing buffer screening from the parking lot as prescribed by Ordinance. They are extending utilities for future use of the properties. They are also requiring zero spillage from the parking lot lighting.

Henry asked if anyone online would like to speak to the issue. No comments were made.

Motion by Pudenz, seconded by Chase, for recommendation of the I-80 Business Park Plat 3 Lot 1 Site Plan, subject to deficiencies.

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

#### **6. Consideration and recommendation of the I-80 Business Park Plat 3 Lot 2 Site Plan.**

Brent Culp (Snyder & Associates) presented the request. He explained that they are working with Magellan and Flint Hills Gas regarding encroachment agreements. Henry asked Shaw if there were any issues. Shaw said no but added that adjacent to this property, there are 96 acres owned by the State within the city limits. There is an access easement provided into that property. There will be access through Outlot X. Eventually the City of Altoona will probably own it. There are wetlands in it, and there used to be a shooting range, so there could be lead issues. Culp handed a drawing to the Commissioners to see the area in question.

Henry asked if anyone online would like to make comments. No comments were made.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the I-80 Business Park Plat 3 Lot 2 Site Plan, subject to deficiencies.

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

## **7. Consideration and recommendation of the Ziegler Altoona Addition and Sitework Site Plan.**

Korey Marsh (Snyder & Associates) presented the request. He said the site plan was approved a few months ago for their building and yard expansion, which is currently under construction. They've been looking into adding a wash bay to provide an initial wash of vehicles coming in and out. Equipment is placed on the wash pad. They hose off the tracks and then bring it in to the new building expansions, where the detailed cleaning and maintenance happens. It's about 4,500 square feet of additional pavement. They are installing a 2-inch water service to the area, which will have a hose cabinet with a meter. It will go through a series of weirs and sediment bays, which will be cleaned out professionally. They will provide storm sewer to drain in the winter to prevent freezing. The project will be a pad, curbs, and perhaps a 12-inch wall to help drainage. Shaw said it's like an open-air carwash.

Henry asked if anyone online would like to address the issue. No comments were made.

Motion by Pudenz, seconded by Herbold-Swalwell, for recommendation of the Ziegler Altoona Addition and Sitework Site Plan, subject to deficiencies.

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

## **8. Minutes of the October 25, 2022 meeting.**

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

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

## **Old/New Business**

Shaw gave updates on an annexation that includes Spring Creek Sports Complex. Texas Roadhouse is opening. Henry bought up December 19, 2023 for a potential P&Z meeting date. Shaw gave an update of 46 acres north of WalMart, west of Adventureland, south of Hubbell, stating the City has contracted with Bill Ludwig to look at the developability of the area and how to maximize its potential. Adventureland may be looking at a dorm/extended stay project again in a different location.

Motion by Erin, seconded by Pudenz, to adjourn.

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

Meeting adjourned at 7:06 p.m. Next regular meeting is December 20, 2022 at 6:30 p.m.

Respectfully submitted,  
Jennifer Naylor  
Office Assistant