

ALTOONA PLANNING AND ZONING COMMISSION MEETING

January 31, 2023

Altoona City Hall

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

Members Present Virtually: None

Members Absent: Steve Chase

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 Jeff Nesvik, Don Timmins, Vic Piagentini, Loren Wasion, 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. Election of Officers for 2023.

1a. Nomination and Election of Chairperson for 2023

Motion by Herbold-Swalwell, seconded by Sloan, to nominate Jill Pudenz as Chairperson.

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

1b. Nomination and Election of Vice Chairperson for 2023

Motion by Pudenz, seconded by Sloan, to nominate Herbold-Swalwell as Vice Chairperson.

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

Chairperson Pudenz ran the remainder of the meeting.

3. Consideration and recommendation of the Final Plat for the Altoona Homes Plat 1 (County Plat).

Vic Piagentini (Associated Engineering Company of Iowa) presented the request. It is a two-lot plat with a 2-acre piece of ground that is not farmable in the northeast corner.

Pudenz asked if there were any questions. Henry added that there were no deficiencies.

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

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

4. Consideration and recommendation of the Final Plat for the Eagle Knoll Estates Plat 2.

Jeff Nesvik (Civil Design Advantage) presented the request. It is a ten-lot, single-family development. Meadow Vista South Plat 2 is to the south, and Eagle Knoll Estates Plat 1 is to the east. Pudenz asked if all of the lots met the width, as it was highlighted in the staff report. Smart affirmed. Pudenz asked about the deficiencies. Nesvik said it was just legal documents and the cluster box location.

Pudenz asked if there were any questions.

Motion by Henry, seconded by Moyna, for recommendation of the Final Plat for the Eagle Knoll Estates Plat 2.

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

5. Consideration and recommendation of the Site Plan for the Lineage Logistics Truck Parking – Site Plan re-approval.

Lorena Wasion, (Snyder & Associates), presented the request. She explained this was the same site plan that went through for approval as last spring, but they had to bring it back due to City Ordinance, as it was over 180 days. The project adds 76 new truck parking stalls and a new driveway off of Adventureland Drive. The only new change since the first approval is new landscaping to the south and the east to provide additional screening. She said they have addressed all of the deficiencies.

Motion by Herbold-Swalwell, seconded by Narber, for recommendation of the Site Plan for the Lineage Logistics Truck Parking – Site Plan re-approval.

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

6. Minutes of the December 20, 2022 meeting.

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

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

Old/New Business

Shaw updated the Commission that City Council had denied the applications for the Laird Estates project. They expressed similar concerns to those of the Commission. Shaw gave annexation updates, including the northwest annexation area, the eastern area that includes the Spring Creek Sports Complex, and the land south of Tuscany. Shaw gave Olde Town updates. The City had purchased a small building and demolished it. They had a meeting with the consultant for the “segue project” plaza, multi-functioning area, including a mural. The City is considering purchasing the old hotel, demolishing it, and building a multi-story building that fits into the Olde Town period. The current property owner has been working with the Building Department. The repairs needed to bring it up to Code makes remodeling virtually impossible. Shaw gave an update on the land north of Walmart and west of Adventureland. He explained how the roads would be rerouted and make room for dorms. Pudenz asked how it would be made pedestrian-friendly. Shaw answered they’d be looking at curb-and-gutter sidewalks, and there would be roundabouts to slow traffic. Herbold-Swalwell asked what might go into the rest of the land between 34th and 36th. Shaw answered commercial to the north along Hubbell and 36th and high-density residential north of Walmart and more interior, even up to four stories to get the density. There could also be mixed use buildings with commercial on the bottom. One of the goals is to provide opportunities for health and medical facilities.

Motion by Henry, seconded by Sloan, to adjourn.

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

Meeting adjourned at 6:55 p.m. Next regular meeting is February 28, 2023 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant