

ALTOONA PLANNING AND ZONING COMMISSION MEETING

March 28, 2023

Altoona City Hall

Members Present in Person: Dan Narber, Jill Pudenz, Steve Moyna, Steve Chase

Members Present Virtually: None

Members Absent: Michelle Sloan, Scott Henry, Erin Herbold-Swalwell

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 Korey Marsh, Sasi Karuturi, Chad Ratashak, Jon Lipovac, and others not signed in.

Chairperson Jill Pudenz called the meeting to order at 6:31p.m.

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

2. Consideration and recommendation of the Site Plan for Oakhill Industrial Park P1, L5, Site Improvements Plan.

Korey Marsh (Snyder & Associates) presented the request. They are looking to change the current towing facility to a body shop for Mad Towing (formerly Peterbilt). They want to demolish the whole building and replace it with a new building with stucco-clad finish and overhead doors on the north and the south. They will be going to the Board of Adjustment for the overhead doors. They will be updating the water facilities for the building. There is currently just a two-inch water main, which is a private service. They will be increasing it in size to an eight-inch, providing hydrants around the facility, and sprinkling the facility. Marsh said there will be minimal amount of concrete removal, and they will be adding parking stalls as needed. The majority of the building is warehouse. There will be 2,000 square feet of office, and the whole building is around 23,000 square feet. They are going to try to leave the site in as close to current conditions as possible. Pudenz asked if a detention basin was being added. Marsh stated no, that there is one to the north. They are decreasing the impervious footprint. He stated that there will be no outdoor storage, and the trailers in the deficiencies have been removed. They have no issues with the deficiencies and are working through them.

Motion by Narber, seconded by Moyna, for recommendation of the Site Plan for Oakhill Industrial Park P1, L5, Site Improvements Plan, subject to deficiencies.

Votes: Yes – Narber, Moyna, Pudenz, Chase. No – None. Abstain – None. Motion approved, 4-0-0.

3. Consideration and recommendation of the Preliminary Plat for Townhomes at Scenic Ridge.

Sasi Karuturi (Paramount Destination Homes) presented the request. Previously they had 32 units; now they have 30. Pudenz asked why they were making changes. Karuturi explained that the utilities were an issue, including sewer and water. They cut down the storm requirement by half. Based on the feedback they got from engineers and contractors, they came up with the new plans. Pudenz asked who would maintain the private drives. Karuturi stated there would be an association. Pudenz asked if just these 30 townhomes would be in the association. Karuturi affirmed. Pudenz asked if there were plans for guest parking. Karuturi said his engineer was looking into that. He was supposed to be there to answer questions. Shaw explained that on-street parking is limited. Driveway after driveway leaves no room for on-street parking. The private drive is only 24 feet wide, so that isn't wide enough to have parking and two-way traffic. There were a couple of options for extra parking on the site. Pudenz asked if there were elevations and how the grade change works, if they were stepped elevations. Karuturi affirmed. They haven't changed any of the plans from the old plan. The lots changed, but the design of the buildings did not.

Chad Ratashak (1019 10th Ave Pl SE) asked if the trail network that comes out from that will connect to the golf course. He wanted a sense of the overall connectivity of the trail network. Shaw said they are planning a major trail corridor in the Mud Creek area. They are tentatively planning a trail head across the street. Sidewalks along 8th Street have been widening. They will be going out to the golf course and beyond. Ratashak also asked a question about another trail that did not relate to the current agenda item. Shaw explained the trail

plans. Ratashak said he would be interested in getting further information. Shaw asked if the Comp Plan map is on the website. Jacobson stated that it should be.

Motion by Pudenz, seconded by Narber, for recommendation of the Preliminary Plat for Townhomes at Scenic Ridge, subject to deficiencies and adding in off-street parking.

Votes: Yes – Pudenz, Narber, Moyna, Chase. No—None. Abstain – None. Motion approved, 4-0-0.

4. Minutes of the February 28, 2023 meeting.

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

Votes: Yes – Chase, Pudenz, Moyna. No – None. Abstain – Narber. Motion approved, 3-0-1.

5. Old/New Business

Shaw stated that they have meetings on industrial-type projects in the northwest. City Council worked on additional exclusions of heavier uses for the M-2 zoning. Council approved the first two readings.

Motion by Narber, seconded by Moyna, to adjourn.

Votes: Yes – Narber, Moyna, Pudenz, Chase. No – None. Abstain – None. Motion approved, 4-0-0.

Meeting adjourned at 6:47 p.m. Next regular meeting is April 25, 2023 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant