

ALTOONA PLANNING AND ZONING COMMISSION MEETING

May 30, 2023

Altoona City Hall

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

Members Present Virtually: None

Members Absent: Jill Pudenz

Staff: John Shaw, Jenn Naylor, Natalie Jacobson

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Josh Dunwoody, Cody Weaver, and others not signed in.

Vice Chairperson Erin Herbold-Swalwell called the meeting to order at 6:30 p.m.

1. Roll Call. Roll call was taken. Five commissioners were present at roll call. Steve Chase arrived at 6:35 p.m.

2. Public hearing to consider a rezoning request from Opus Development Company, LLC to rezone 78.48 acres from A-1 (Agricultural District) to M-1 (Light Industrial).

Chris Trosper (Opus Development Group) presented the request. The project is a phased industrial project, a Class A industrial distribution warehouse. The request is for M-1 zoning, which is consistent with the zoning in the immediate area. The plan is to start with speculative development in the first building in the northwest quadrant and commence construction once the appropriate entitlements and permits are received. There are three different detention basins to handle the storm water, which generally flows from south to north on the site. The first building will be approximately 345,000 square feet. They've met with Staff and have made requested modifications and are working through comments. Henry asked Shaw if everything out there was going to M-1. Shaw affirmed. Herbold-Swalwell opened the public hearing. With no public comments, she asked if the Commissioners had any additional questions. Henry commented to Shaw that it was a long list. Shaw stated they have made revisions and now have additional comments. There is also a preliminary plat, a final plat, and a site plan, so there is not a lot of comments relative to the amount of information they have put together for the Commission.

Motion by Narber, seconded by Chase, for recommendation of a rezoning request from Opus Development Company, LLC to rezone 78.48 acres from A-1 (Agricultural District) to M-1 (Light Industrial).

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

3. Consideration and recommendation of the Preliminary Plat for McCleary Plat 1.

Chris Trosper (Opus Development Group) presented the request with nothing further to add. Herbold-Swalwell asked for public comments. With no public comments, she asked if the Commissioners had any additional questions. Henry asked Shaw what was directly to the south of this. Shaw stated it was the MidAmerican substation.

Motion by Henry, seconded by Moyna, for recommendation of the Preliminary Plat for McCleary Plat 1.

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

4. Consideration and recommendation of the Final Plat for McCleary Plat 1.

Chris Trosper (Opus Development Group) presented the request with nothing further to add. Shaw reminded the Commission that because there is a rezoning and a preliminary plat before the final plat, the motion should be subject to deficiencies and also to the rezoning and preliminary plat being approved. Herbold-Swalwell

asked for public comments. With no public comments, she asked if the Commissioners had any additional questions.

Motion by Henry, seconded by Chase, for recommendation of the Final Plat for McCleary Plat 1, subject to deficiencies and rezoning.

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

5. Consideration and recommendation of the Site Plan for McCleary Plat 1.

Chris Trosper (Opus Development Group) presented the request with nothing further to add. Herbold-Swalwell asked Shaw if there was anything else he needed on this one. Shaw explained the access points serving this property have been spaced accordingly with the engineering so that they anticipate adding add turning lanes, so there are limited access points to NE 56th St and 34th. Sanitary sewer is ultimately going to be draining to the west and around Facebook. However, it's not there yet. They are discussing alternatives, including a holding tank in the interim. Herbold-Swalwell asked if the Commissioners had any additional questions or if anyone from the public had comments. Henry commented that it is one big square.

Motion by Narber, seconded by Chase, for recommendation of the Site Plan for McCleary Plat 1, subject to deficiencies and rezoning.

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

6. Consideration and recommendation of the Plat of Survey for the Parcel 2023-51 and 2023-52 located at NE ¼, Sec.03-79-23. The parcel is within a 2-mile from the City of Altoona.

Cody Weaver (Civil Engineering Consultants) presented the request. The project would create two parcels. He said Polk County no longer has any comments on this. Bondurant has approved it, and Des Moines is waiving their rights to it. The purpose is to clear up any ambiguities within the boundary. Henry asked if it was currently zoned Ag. Weaver and Shaw both affirmed. Herbold-Swalwell asked for public comments. With no public comments, she asked if the Commissioners had any additional comments. Shaw said the larger part of the property will be going for an annexation into Altoona. Henry asked if there were any structures. Shaw said it's completely Ag, and there will be four houses in the annexation.

Motion by Henry, seconded by Sloan, for recommendation of the Plat of Survey for the Parcel 2023-51 and 2023-52 located at NE ¼, Sec.03-79-23.

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

7. Consideration and recommendation of the Preliminary Plat for the Otter Mountain Apartments Plat 1.

Cody Weaver (Civil Engineering Consultants) presented the request on behalf of Evergreen Partners. This is a preliminary plat for one lot and one street lot. It is the extension of 17th Avenue NW and 11th Street NW. The purpose is to create a buildable lot for apartments. They are working to secure a couple of parcels for right-of-way. The existing public water is located on the west side of 17th. Sanitary is located to the south in the southwest corner for future extension to this lot. Storm sewer will be done a couple of ways; for the extension of the street, it's tied into existing to the west, and a future detention pond will be constructed along the interstate along the north end. They are aware of the deficiencies and are working to address them.

Herbold-Swalwell asked for public comments. With no public comments, she asked if the Commissioners had any additional comments. Herbold-Swalwell asked Shaw about a vacant residential lot on this property. Shaw said Lot 1 is zoned Multi-family. With no further comments, Herbold-Swalwell asked for a motion.

Motion by Henry, seconded by Moyna, to recommendation of the Preliminary Plat for the Otter Mountain Apartments Plat 1, subject to deficiencies.

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

8. Consideration and recommendation of the Final Plat for the Otter Mountain Apartments Plat 1.

Cody Weaver (Civil Engineering Consultants) presented the request with nothing to add. Henry asked if they were working on deficiencies. Weaver affirmed. Herbold-Swalwell asked for public comments. With no further comments, Herbold-Swalwell asked for a motion.

Motion by Henry, seconded by Narber, for recommendation of the Final Plat for the Otter Mountain Apartments Plat 1, subject to deficiencies.

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

9. Consideration and recommendation of the Final Plat for Edgewood Trail Plat 2.

Josh Trygstad (Civil Design Advantage) presented the request. The plat consists of 18 single family lots and one lot dedicated to the City as part of the land swap. Lot 4 is basically a trail head area where the old lift station used to be. They are in agreement with the deficiencies and most of them have been addressed. The project infrastructure is under construction. The only sticking point is whether to complete the intersection at 8th to coincide with the City's water main improvements. The applicant and the Engineering Department will work that out. They anticipate taking this to City Council as soon as the as-builts are ready for acceptance. Shaw asked which agenda they were trying to get on for City Council. Trygstad said they'd probably skip the next one and get on the following one. He said his understanding was that main line was completed either last week or today or tomorrow, but there are a lot of hand pours for the trail replacement, and the intersection plan needs to be completed. Shaw said they'd anticipate the third Monday in June for the meeting. Herbold-Swalwell asked for comments from the public or Commission. Henry stated that he didn't know that there was a second plat out there. Shaw said the first plat was the far east side.

Motion by Henry, seconded by Chase, for recommendation of the Final Plat for Edgewood Trail Plat 2, subject to deficiencies.

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

10. Minutes of the April 25, 2023 meeting.

Motion by Henry, seconded by Sloan, to approve the minutes.

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

11. Old/New Business

Shaw said the latest annexation included the land with the Spring Creek Sports Complex and the field to the east of it. He discussed how they've been working with different developers interested in portion of it.

No motion to adjourn. Meeting adjourned at 6:54 p.m. Next regular meeting is June 27, 2023 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant