

ALTOONA PLANNING AND ZONING COMMISSION MEETING

July 25, 2023

Altoona City Hall

Members Present in Person: Dan Dove, Dan Narber, Jill Pudenz, Erin Herbold-Swalwell, Steve Moyna, Steve Chase

Members Present Virtually: None

Members Absent: Scott Henry

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 Paul Clausen, Branden Stubbs, Ken Barloon, Kathy Barloon, Erin Ollendike, Alex Amadeo, Robert McConnell, Shelleena McConnell, Alex Amadeo, Sandy Gookin, Melissa Horton, Chris Whalen, Trisha Romig, Kari Swain, Colleen Frisby, M. Quinn, and others not signed in.

Chairperson Jill Pudenz called the meeting to order at 6:30 p.m.

1. Roll Call. Roll call was taken. Five commissioners were present at roll call. Herbold-Swalwell arrived at 6:37pm.

Pudenz stated for the record that Items 7 and 8 should be “Consideration and recommendation for the Pine Tree Plaza Plats” rather than the “Hyper-Energy” Plats.

2. Public hearing to consider a request from Graham Group, Inc, RDB Trust, and Robert A. Brown to amend the Altoona Comprehensive Plan Land Use Map to change the land use of the 73.3 acres from Medium-Density Residential to Light Industrial/Office Park.

Paul Clausen (Civil Engineering Consultants) presented the request. They are looking to amend the Comprehensive Plan that shows Medium-Density Residential to M-1 Light Industrial. He explained it fits with the surrounding area. They are excited to be part of all the development in that area.

With no questions from Commissioners, Pudenz opened the public hearing. Pudenz asked Shaw if the city boundary is just to the north of this. Shaw affirmed and stated that the property was just annexed into the city two weeks ago. Pudenz asked if they had to notify the neighbors. Shaw affirmed that the property owners to the north were notified, everybody within two hundred feet. Staff sent additional notifications to disperse with the management for all the homeowners that live up there. With no public comments, Pudenz closed the public hearing.

Motion by Dove, seconded by Moyna, for recommendation to amend the Altoona Comprehensive Plan Land Use Map to change the land use of the 73.3 acres from Medium-Density Residential to Light Industrial/Office Park, subject to deficiencies.

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

3. Public hearing to consider a request from Graham Group, Inc, RDB Trust, and Robert A. Brown to rezone approximately 73.3 acres from A-1 (Agricultural District) to M-1 (Limited Industrial).

Paul Clausen (Civil Engineering Consultants) presented the request. He said the deficiencies in the staff report will be addressed during the site planning process and that there were no red flags. With no questions from Commissioners, Pudenz opened the public hearing. With no public comments, Pudenz closed the public hearing.

Motion by Dove, seconded by Moyna, for recommendation to rezone approximately 73.3 acres from A-1 (Agricultural District) to M-1 (Limited Industrial), subject to deficiencies.

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

4. Public hearing to consider a rezoning request from David Stubbs to rezone 20 acres from A-1 (Agricultural) to R-5 (Planned Unit Development).

Branden Stubbs (Stubbs Engineering) presented the request. He explained that they have three different products on 20 acres of ground, east of the soccer complex. Parcel C will be similar to the development to the north and then transition to a duplex product and then to townhomes. They are working through the comments, including street widths. Pudenz asked about the access to Parcel A. Shaw said the street would have to be extended north, which would be the continuation of 10th. With no further comments from Commissioners, Pudenz opened the public hearing.

Kari Swain (1128 Lake Shore Dr SE) expressed her concerns about the amount of traffic and hazard because of the curve. She said people use their street as a gateway to get out to 80th, and there is a history of accidents. She's worried that pressure will not be taken off of Lake Shore Drive. Pudenz stated that having a street run through the soccer park would help, because it would give them an exit to the south. Swain suggested taking another street south, 18th for instance, as another way out. It would also help emergency services get in and out. Shaw showed on a rendering how 17th was planned to go out to 80th. He said another interchange would be located about 600 feet south of that. He said there's the intersection at the corner, and there would also be additional access points onto 10th on the west side and south onto Skinner Parkway. Shaw stated that people complain about the traffic that comes out onto 15th and Lake Shore Drive. Now that the property is looking to sell and can be developed, they will be looking at street extensions. The connection of 10th through the soccer complex will be completed. It will be a little more convenient for people than going through Lake Shore. Shaw showed the connections again on a map. Swain asked about the timeline for completing 17th, because until then more people will be pushed onto Lake Shore. Shaw said the property in this application to be developed, 10th has to be put in all the way. Pudenz asked if there was a timeframe for when the other land would be developed. Shaw said it's for sale today. Swain asked again if, for sure, 10th would be included in the improvements before they started building. Shaw affirmed. Pudenz said the townhomes on the south only access to 10th and don't go north. Swain again voiced her concern about accidents on her street.

Ken Barloon (1138 Lake Shore Dr SE) lives right next to Kari. He asked what kind of covenants or what kind of activities were planned for the other 60 acres. He asked if they were going to see more townhomes or duplexes. Dove stated it is for sale. Shaw said the Comprehensive Plan has it as a mixed use area. There is Low-Density Residential, transitions to Medium-Density Residential, and the south is Higher-Density Residential. Then there's a Commercial component on the corner. Barloon stated he talked to someone last year who said there might be a 10-acre strip at the bottom for commercial. He continued that some of the newer homes built to the west have a ditch for runoff. He asked if there would be a similar thing for the drainage on the single-family home lots. Pudenz said they probably won't know that until they get to the site plan. Stubbs stated they aren't far enough in the planning yet, as they are still in the rezoning phase, but typically there are drainage swales in the back of those lots to catch the water and convey it over to the detention basin. Barloon asked when development will start. Stubbs said if approvals go well, they would be grading this fall. Barloon asked prior to that if there would be a site plan published for them to look at. Shaw said they will have to do a site plan on the townhouse project. He explained they are requesting an R-5 rezoning, which is a Planned Unit Development. Then they would do a preliminary plat, which is when they get into the specifics of the lot development and drainage. Barloon asked when that would be. Shaw said if they get their development plan and rezoning approved by Council, they would follow it up with a preliminary plat. Barloon asked if the zoning plan or site plan goes through the Council or through the Commission. Shaw said it goes through both bodies. Barloon asked if they would get a chance to look at it. Shaw affirmed, stating it is public record. They will not be notified, but if he checks the agendas or gives Staff his name and address or email, they could send the plans out.

With no further public comments, Pudenz closed the public hearing.

Motion by Dove, seconded by Chase, for recommendation to rezone 20 acres from A-1 (Agricultural) to R-5 (Planned Unit Development), subject to deficiencies.

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

5. Public hearing to consider a Meadow Brook Ridge Development Plan approval request from David Stubbs to develop 20 acres of land with low and medium-density residential development.

Branden Stubbs (Stubbs Engineering) presented the request. He said starting at the north, they have a single-family area that has for-sale, larger lots. As they transition south, they are proposing a duplex development. They have done this in Ankeny. It is a public street, so it's more of a single-family lot with single-family setbacks. They are keeping the 8-foot side yard setbacks and the typical front and rear yard setbacks. He said it will have a lot more space than a private street townhome development. The duplexes will be a rental community. The yards will be maintained by an HOA. Transitioning south would probably be a for-sale townhome product with 26-foot wide units. Those would be private streets. He stated they have built these in Des Moines, Waukee, and Johnston. It is the standard 24-foot wide private streets with 22 feet off the private drive which allows for cars to park without overhanging into the street. They have off-street parking. There are 15 feet between units. He said there is a 30-foot rear yard setback around the perimeter. Pudenz mentioned Staff's comment about the streets needing to be 27 feet wide. Stubbs said they'll want to discuss that with Staff, because they've done the same product in about every city in the metro over the last year. They have 20-foot streets in Des Moines. They have 22-foot streets in Ankeny, and everywhere else they have 24 or smaller. He said they've never had to do a 27-foot private drive. He said they'll need to sit down with Staff and the Fire Department and see what they can work out. Pudenz asked if the north east-west street in Parcel A would be a through street. Stubbs said that would extend out east, and that's a public street, and it's the same with the horseshoe in the duplexes. That would meet the standard street and right-of-way width. Shaw said Staff has talked to them about having access to an interior street to the east. Stubbs said for the townhomes, they've drawn a street layout with two connections to the west up to 10th Street, and a connection east to a future public street. Pudenz asked how to control people from cutting through there in the future. Stubbs said having a collector street there to the south and 17th also being a public street would help. Shaw said it won't be convenient. Moyna said a 27-foot wide street would induce people to go that direction. He said it seems extremely wide for a private development. Shaw explained traffic flow. Herbold-Swalwell asked if this is consistent with the Comp Plan. Shaw said it's a mixed area.

With no further questions from Commissioners, Pudenz opened the public hearing. With no public comments, Pudenz closed the public hearing.

Motion by Dove, seconded by Pudenz, for recommendation of a Meadow Brook Ridge Development Plan approval request from David Stubbs to develop 20 acres of land with low and medium-density residential development, subject to deficiencies and working out issues with the City.

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

6. Consideration and recommendation of the Brookhaven Estates Final Plat 4.

Erin Ollendike (Civil Design Advantage) presented the request on behalf of Jerry's Homes. It contains 8.48 acres and 24 single-family residential lots. It involves the extension of 6th Avenue SW to the north and connections to 29th Street SW and 30th Street SW within the development. All the improvements are nearing completion. Most of the deficiencies are related to fees.

Motion by Herbold-Swalwell, seconded by Moyna, for recommendation of the Brookhaven Estates Final Plat 4, subject to deficiencies.

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

7. Consideration and recommendation of the Pine Tree Plaza Preliminary Plat.

Alex Amadeo (ISG) presented the request on behalf of Heart of America group for a proposed Hyper Energy Bar. The site is directly north of B-Bop's and the existing detention basin. They are looking to develop a drive-

thru coffee and energy bar shop that would allow access on the north and south of the site. Herbold-Swalwell asked if this was a chain. Amadeo said that there are four Hyper Energy Bars located across the metro in Grimes, Waukee, West Des Moines, and Urbandale. Dove asked Shaw if the water runoff had been addressed. Shaw said as a part of this process they had to recalculate and re-certify with their re-grading that they can handle the increased capacity, as the detention basin serves the Pine Tree Plaza and surrounding properties.

Motion by Herbold-Swalwell, seconded by Chase, for recommendation of the Pine Tree Plaza Preliminary Plat, subject to deficiencies.

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

8. Consideration and recommendation of the Pine Tree Plaza Final Plat.

Alex Amadeo (ISG) presented the request with nothing further to add.

Motion by Herbold-Swalwell, seconded by Chase, for recommendation of the Pine Tree Plaza Final Plat.

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

9. Consideration and recommendation of the Hyper-Energy Bar Site Plan.

Alex Amadeo (ISG) presented the request. The layout was displayed, and he explained traffic flow. He said they are also re-grading the detention basin and making utility improvements. They intend on meeting all deficiencies. Pudenz asked if there was a walk-up window. Amadeo affirmed that it is on the north end and added that the majority of traffic will be using the drive-thru.

Motion by Herbold-Swalwell, seconded by Chase, for recommendation of the Hyper-Energy Bar Site Plan.

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

10. Discussion of the land use within the northwest growth area.

Shaw gave an update on the northwest area of the Comprehensive Plan. The land use, services that were anticipated there, and boundaries were previously born off of the capabilities of sewerage off of a lift station placed in that area. The City of Altoona has since bought access into the Muchikinock sanitary sewer. With the last two Facebook buildings, sanitary sewer has been run from Berwick to the city limits, which opens up a greater area for additional services. The map has been updated to include areas that can be served off of the same line. He discussed plans for west of Facebook continuing into a light industrial business park with remnant pieces, such as existing single-family homes and roads, kept separate. He discussed rezonings east of 34th to M-1 Light Industrial. He pointed out the northern boundary is shown up to Oralabor Road near Ankeny. The area would transition to residential with the topography, rolling ground, and existing homes. Pudenz asked how far it was to Ankeny. Shaw pointed to a location on the map and stated it was over two miles.

Robert McConnell (5209 NE 70th Ave) said he received a letter from the City. They are the farm straight north of the Browns. He said it sounds like his area would be a residential area in the future. He asked if they would know if the City were purchasing properties north of the bike trail. Shaw said the City would be looking at planning and providing services to that area, including sanitary sewer and a water main large enough to provide fire protection, so that growth can happen in an orderly manner, but the City doesn't purchase property unless it is for a City building. McConnell asked if there were currently any proposals to purchase the property. Shaw said no. McConnell asked if the Brown property rezoning will affect his taxes. Shaw said no.

11. Minutes of the June 27, 2023 meeting.

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

Votes: Yes – Herbold-Swalwell, Pudenz, Moyna, Chase. No – None. Abstain – Dove, Narber. Motion approved, 4-0-2.

Motion by Dove, seconded by Herbold-Swalwell, to adjourn.

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

Meeting adjourned 7:19 p.m. Next regular meeting is August 29, 2023 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant