

ALTOONA PLANNING AND ZONING COMMISSION MEETING

November 15, 2023

Altoona City Hall

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

Members Present Virtually: Steve Moyna

Members Absent: Dan Narber

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 Mike Whalen and Josh Trygstad.

Chairperson Jill Pudenz 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. Consideration and recommendation of Prairie Crossing Plat 9 Preliminary Plat.

Josh Trygstad (Civil Design Advantage) presented the request. He thanked the Commission for holding the special meeting that night. He said what he was presenting was similar to what was presented two months ago. He said they've reduced the plat limits, removed Lot 1 of Plat 6, which is the vacant lot just south of the Fairfield Inn & Suites parking lot, and they've reshaped the pond to conform to the current Development Plan. He said they've gone over it with Staff and with City Council. He believes they have addressed everything. As for the deficiencies, some were addressed the day before with the submittal of a revised SWPPP. They will work with Staff on a few others. Pudenz asked if there were no more drive. Trygstad affirmed.

Shaw provided a recap of the history of the plat. A plan was previously approved in 2018 for the detention and Lots 1 and 2 of Plat 6. Lot 2 was designed for a drive-up user, like a coffee shop such as Hyper Energy Bar. Lot 2 needed that drive. The plat and site plan were approved. They ended up not building it. They wanted to change plans, so two months ago, they came out with Plat 9 to completely move the detention basin and change up some things. Shaw said many "what about" questions came up. The owners re-examined Plat 6's design and started to go forward with that. There were issued that Staff and the applicants started talking through, and they determined the cleanest thing would be to eliminate Lot 2 and reconfigure the detention basin. Lot 1 remains the same and is not part of this application. Outlot Z south of the detention basin was made bigger.

Pudenz asked if Lot Z would get developed. Trygstad said it will get re-platted and re-evaluated based on what the end users are. He said there would be multiple lots on Outlot Z. He said there may be a realignment with sanitary sewer, depending on the end user. It gives them the biggest parcel and the most flexibility for the ground. He reiterated how the former use for Lot 2 is no longer a valid use, so they did away with it. Pudenz asked about the accesses. Jacobson asked if she meant Lot 1. Trygstad said that wasn't a part of this anymore, that it's already been platted and is a developable lot. He said Heart of America is even looking at pursuing that lot. It will be left in place, as will the ingress/egress easement, which will allow access to the pond. He said the rest of the easements that were platted with Plat 6 that are within Lot P and Outlot Z that don't contain utilities will be vacated through the Plat 9 platting process. Shaw clarified the location, and Trygstad further clarified the multiple points of egress. Pudenz asked about issues with having access to Outlot Z in the future. Trygstad said Outlot Z would have to be further evaluated. Shaw stated that there is a full access to it. Trygstad said it won't be on Prairie Crossing NW, as that would be detrimental to traffic patterns, but it might be between the roundabout and the full access; it will be similar to many other parcels along Bass Pro Dr as they get subdivided. Shaw added that there are access easements as a connection to the rest of the properties. Pudenz stated her only concern was not having a frontage road in there. Trygstad said that the single point access was planned to be three lanes, maybe four, like the rest of them. He said they submitted construction drawings to Engineering with their updated SWPPP late yesterday, but he doubts the Engineering staff has had a chance to thoroughly review them yet. He said it's in essence the same mindset as what they presented before. Pudenz asked if there were Utility Department comments. Trygstad said there were no issues, that they mainly had to do with the SWPPP. The detention basin will be privately owned similar to the pond that is outside of Johnny's, the hotels, and Burger Shed. He said ultimately this is a borrow pit to make Outlot Z more marketable because it sits five to ten feet below Hubbell Avenue. They are raising it six to seven feet along Hubbell's right-of-way.

He said hopefully it will be a more wanted lot to develop on. Shaw said the only things outstanding are the details of their submission, add this, take away that, notes, things like that. He explained the two items before the Commission and that a final plat will probably come next month. Finishing up the final plat will include the additional storm sewer easements, vacating storm sewer easements, addressing the access easement that is no longer needed. It will be cleaned up in the legal work with the final plat.

Motion by Henry, seconded by Dove, for recommendation of Prairie Crossing Plat 9 Preliminary Plat, subject to deficiencies.

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

3. Consideration and recommendation of Prairie Crossing Plat 9, Lot P Site Plan.

Josh Trygstad (Civil Design Advantage) presented the request with nothing further to add.

Motion by Herbold-Swalwell, seconded by Dove, for recommendation of Prairie Crossing Plat 9, Lot P Site Plan, subject to deficiencies.

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

Motion by Dove, seconded by Pudenz, to adjourn.

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

Meeting adjourned 6:43 p.m. Next regular meeting is November 28, 2023 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant