

ALTOONA PLANNING AND ZONING COMMISSION MEETING

December 19, 2023

Altoona City Hall

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

Members Present Virtually: Steve Moyna

Members Absent: Dan Dove, Erin Herbold-Swalwell

Staff: John Shaw, Jenn Naylor, Natalie Jacobson, Chief Stallman

Guests: Meeting was held in a virtual Zoom format and in-person; In-person and online guests included Josh Trygstad.

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.

2. Consideration and recommendation of the Prairie Crossing Plat 9 Final Plat.

Josh Trygstad (Civil Design Advantage) presented the request. He said it consisted of 19.12 acres located southwest of the intersection of Bass Pro Drive and Prairie Fire NW. More specifically, it is Lot 2, Lot P, and Outlot Z of previously prepared and recorded Prairie Crossing Plat 6. He said ultimately this plat matches exactly what was presented with the preliminary plat. He said as far as deficiencies, they are in agreement with providing all of that information. It's already in the making, and they should have the documents in the next couple of weeks. He said the only thing he'd like to note is the comment concerning performance bonds, which he said he discussed with the City Planner previously. The applicant is still evaluating whether to do performance bonds or wait to record the final plat until public improvements are done. They fully acknowledge that if they do wait until public improvements are done, it will just sit on a shelf in City Hall. He said he'd be happy to answer any questions. Henry asked Shaw if he had any comments. Shaw said they would be cleaning up previously recorded easements that have been vacated, because things are shifting a bit.

Motion by Henry, seconded by Chase, for recommendation of the Prairie Crossing Plat 9 Final Plat, subject to deficiencies.

Votes: Yes – Henry, Chase, Narber, Pudenz. No – None. Abstain – Moyna. Motion approved, 4-0-1.

3. Minutes of the November 28, 2023 meeting.

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

Votes: Yes – Henry, Pudenz, Chase. No – None. Abstain – Narber, Moyna. Motion approved, 3-0-2.

Old/New Business

Shaw stated that Michelle Sloan had her last City Council meeting, and she has been asked to return to the Planning & Zoning Commission. He believes she will return next month.

He also discussed overlay zones, which he will be discussing more in-depth next month. He said it is another way to do a zoning district, but it isn't a land use. It is more of a boundary-specific area. As Altoona has grown, the center of town has shifted down to 8th Street. In time, certain neighborhoods will redevelop. The City is working with a developer who has been planning to submit a mixed-use development in an area that currently has three residential houses and a commercial office on deep lots between Dollar General and the old Family Video building. Shaw discussed the vision for the

area, including a four-story, U-shaped building with first-floor commercial on the 8th Street frontage with residential above it. The rest of the U without 8th Street frontage would also be residential. It would have a common courtyard, pool, and underground parking, as well as possibly something on the rooftop. Another small lot could be a coffee shop. This would have a mixture of commercial and residential on the same level, which is different from traditional mixed-use zoning with commercial on the bottom and residential above. Shaw discussed previous redevelopments in that area. He said they didn't want to create another zoning district where these could happen all over town, as it's more of a downtown feeling with urban-type amenities. They've also discussed going up the 1st Avenue corridor. This will be further discussed at the January meeting, including how it works and its goals. Pudenz asked about the zoning for the current mixed-use building by Hy-Vee. Shaw said he believes it is zoned C-4. He feels the overlay zone is a good use of the 8th Street property given the uniqueness of it and the 8th Street frontage. He said it's currently hard to find smaller retail space. Pudenz asked about the retail space next to Ted's. Jacobson stated there is currently a permit in for review with the Building Department for an interior remodel for the remaining space.

Motion by Henry, seconded by Narber, to adjourn.

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

Meeting adjourned 6:47 p.m. Next regular meeting is January 30, 2024, 2023 at 6:30 p.m.

Respectfully submitted,
Jennifer Naylor
Office Assistant