

ALTOONA PLANNING AND ZONING COMMISSION MEETING

April 30, 2024

Altoona City Hall

Members Present in Person: Michelle Sloan, Scott Henry, Erin Herbold-Swalwell, Jill Pudenz,

Members Present Virtually: None

Members Absent: Dan Narber, Steve Moyna, Steve Chase

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 Jared Murray, Erin Ollendike, and others not signing in.

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

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

2. Perfecting and approval of the agenda.

Motion by Pudenz, seconded by Sloan, to approve the agenda.

Votes: Yes – Pudenz, Sloan, Henry, Herbold-Swalwell. No – None. Abstain – None. Motion approved, 4-0-0.

3. Public hearing to consider a request from Signature Ernst Land Development LLC to amend the Altoona Zoning Map to rezone two parcels totaling 5.58 acres from C-2 (General Commercial) to R-5 (Planned Unit Development).

Jared Murray (Civil Design Advantage) presented the request to rezone properties at 1375 and 1545 Adventureland Dr NW from C-2 to R-5. They are requesting a four-story building with a maximum building height of 50' versus the standard three-story building with a maximum height of 45'. The building they are currently showing is 45' 3.75". The second change would be to reduce the rear yard setback from 50' to 30' to allow for garages along the north side of the buildings. Utility services are already available to the property from the Blue Ridge Plat 2 development. Storm sewer stubs were provided on the north side of those properties. There is a deficiency from the Engineering Department that they are not in agreement with, related to a traffic signal along Adventureland Dr NW. Murray said in discussions with Jacobson, she said Staff is still discussing that item. Henry asked Shaw if it was the same developer. Shaw affirmed.

Herbold-Swalwell opened the public hearing. With no public comments, Herbold-Swalwell closed the public hearing and asked the Commissioners if they had other questions.

Henry asked if there were any other issues with the rest of the development. Shaw stated no, that they were just wrapping it up, as it has been under development for a while. Henry stated that he is normally against moving commercial property into residential property, as Altoona is running out of commercial property, but he went out to look at this spot, and he's okay with it. He said he doesn't think it's the greatest spot for commercial right there.

Motion by Henry, seconded by Pudenz, to recommend a request from Signature Ernst Land Development LLC to amend the Altoona Zoning Map to rezone two parcels totaling 5.58 acres from C-2 (General Commercial) to R-5 (Planned Unit Development), subject to deficiencies.

Votes: Yes – Henry, Pudenz, Sloan, Herbold-Swalwell. No – None. Abstain – None. Motion approved, 4-0-0.

4. Consideration and recommendation of the development plan for Blue Ridge Plat 3.

Jared Murray (Civil Design Advantage) presented the request with nothing to add.

Motion by Henry, seconded by Pudenz, for recommendation of the development plan for Blue Ridge Plat 3, subject to deficiencies.

Votes: Yes – Henry, Pudenz, Sloan, Herbold-Swalwell. No – None. Abstain – None. Motion approved, 4-0-0.

5. Consideration and recommendation of the Prairie Landing Plat 1 Final Plat.

Erin Ollendike (Civil Design Advantage) presented the request. The property contains approximately 29.98 acres and is located just north of NE 27th Ave. It contains 53 single-family lots and two outlots for park land. It is zoned R-5 with a minimum lot width of 60'. They are in the paving stage and have no issues with Staff comments. Shaw asked how much of the paving was done. Ollendike said she didn't know. Jacobson said she spoke with the Engineering Department, who said most of the streets had already been paved, and it was down to sidewalks and details.

Motion by Henry, seconded by Sloan, for recommendation of the Prairie Landing Plat 1 Final Plat, subject to deficiencies.

Votes: Yes – Henry, Sloan, Herbold-Swalwell, Pudenz. No – None. Abstain – None. Motion approved, 4-0-0.

6. Staff update on an amendment to Chapter 159 of the city code pertaining to the sign ordinance for the M-1A zoning district.

John Shaw presented the update. He said the area is light industrial/heavy commercial. It is set up similar to the C-2 district where larger buildings with multi-tenants get more signage to accommodate more tenants. There is an additional bonus for signs oriented toward the interstate for visibility and legibility. It will be similar to what Bondurant has on the north side of the interstate.

Motion by Sloan, seconded by Pudenz, for recommendation of an amendment to Chapter 159 of the city code pertaining to the sign ordinance for the M-1A zoning district.

Votes: Yes – Sloan, Pudenz, Henry, Herbold-Swalwell. No – None. Abstain – None. Motion approved, 4-0-0.

7. Minutes of the March 26, 2024, meeting.

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

Votes: Yes – Henry, Herbold-Swalwell, Sloan, Pudenz. No – None. Abstain – None. Motion approved, 4-0-0.

Shaw then spoke about an update to the new middle school south parking lot. The school district is proposing angled parking for additional buses. While school is in session, it would be bus drop-off. For nights, events, and such, it would be striped for everyday passenger vehicles. They would try to maintain as many passenger parking stalls as they can. They are proposing parallel parking along the south edge. It will be striped for both types of parking. They are eliminating 79 parking stalls, which would then have people parking in the west parking lot. They will not allow people to affect peak times by parking in the parking lot and waiting during school hours for pick-up and drop-off. The question is what triggers an issue that needs to be addressed. Two hundred forty-one stalls are required; they are providing 261. Staff determined if cars are backed up onto Falcon Dr, that triggers the school district to act. They may need more staff to usher cars through. They may need to expand their parking lot. People will have to learn how traffic flows and if issues happen after that, action needs to be taken. Staff recommends a conditional site plan approval. Once congestion happens, they are required to take proactive steps to address it. A public hearing would be held.

No vote to adjourn. Meeting adjourned 6:58 p.m. Next regular meeting is *Wednesday*, May 29, 2024, at 6:30 p.m., because City Council is having a workshop meeting on Tuesday, May 28, due to the Memorial Day holiday.

Respectfully submitted,
Jennifer Naylor
Office Assistant