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ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing and making recommendations on proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

ALTOONA CITY PLANNING COMMISSION

Regular Meeting of July 5, 2016, 3:00 P.M.
4th Floor Public Meeting Room, Altoona City Hall

AGENDA

CALL TO ORDER

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes for its May 3, 2016, meeting, which are included in the packet. No Planning Commission meetings have been held since then.
2. Public Comment Period – Public comment will be received at this time on all items not elsewhere on the agenda. Public comments regarding specific agenda items should be held until that point in the meeting.
3. Recommendation to Altoona City Council Regarding the Foundry – The Nehemiah Project seeks to open a “men’s discipleship home... to provide a place for men in need of temporary housing” at 1519 11th Street, near their other facilities in Lower Fairview. On April 13th, 2016, the City Zoning Hearing Board determined that this proposed single room occupancy housing, named the Foundry, was a “halfway house” as defined by Section 535-276 of the *Code of the City of Altoona*¹. As a “halfway house,” it is only permitted in the Multiple Household Residential Zone as a conditional use, approved by Altoona City Council after a public hearing. The Nehemiah Project then applied for this conditional use – their application statement is enclosed in your packet.

Staff is requesting that the City Planning Commission form a recommendation to Altoona City Council on whether or not the Nehemiah Project’s conditional use application should be approved. In doing so, the Planning Commission should follow the criteria for a “halfway house” specified in this zone by Section 535-70D(2) (see below).

¹ The Nehemiah Project disputes this designation in their application, but they have not appealed it in court.

§ 535-70 R-MH Multiple-Household Residential Zone.

D. **Conditional uses.** The following uses may be permitted by the City Council if it finds the conditions listed for the use are met. The City Council may work in conjunction with the Planning Commission and its responsibilities under Part 7 in granting approval...

(2) Halfway houses for people not in a protected class.

- (a) The owner of the property agrees to the arrangement.
- (b) The facility may be single-room occupancy if all other codes governing such arrangements can be met.
- (c) The owner of the property shall agree to make himself readily available to neighbors and City representatives to discuss and correct any problems arising from this use of the property.
- (d) The rental does not impair the normal peace of the neighborhood
- (e) The exterior of the property appears as a single- or two-family house.
- (f) There shall be no signs advertising the property other than a sign informing the public when a room may be available for rent.

Note that in considering this application, Altoona City Council – and by extension, the Planning Commission – must form its decision much like the City Zoning Hearing Board does, using the given criteria. Staff will document the Planning Commission’s recommendation today and forward it on to Altoona City Council. They will decide on this issue on August 10, 2016.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

- 4. **Staff Level Reviews** – Staff has approved the following staff-level subdivision/land development applications since the May 3, 2016, regular meeting.
 - 1. Domino’s Pizza – Land Development – 607-09 17th Street – Final Approval
 - 2. Popeye’s – Land Development – 309-319 E. Plank Road – Conditional Approval
 - 3. Kreuz Storage Building – Land Development – 1812-18 N 4th Avenue – Waiting Resubmission
 - 4. Simington Plaza III – Phase I Amendment – Under Review
 - 5. Garden Heights Pre School – Land Development – 109 Bellview Street – Final Approval
 - 6. 18th Street Community Church – Subdivision - 1416 18th Street – Recorded
 - 7. Blair County Emergency Services Parking Lot – Land Development – 615 4th Street – Final Approval

URBAN REDEVELOPMENT

5. Spot Blight Declaration – The Planning Commission may consider declaring each of the following properties as blighted.
 1. 3625 6th Avenue
 2. 4015 5th Avenue
 3. 3000 W. Chestnut Avenue
 4. 221 Walnut Avenue
 5. 407 Crawford Avenue
 6. 719 N. 5th Avenue

INFORMATIONAL ITEMS

6. Planning Report
 - a. Grantmanship activities (CDBG, HOME, ESG)
 - b. Shade Tree Commission report
 - c. Zoning Hearing Board report
 - d. GAEDC report
 - e. Blair County Planning Commission report
7. Commissioner's Forum
8. Questions from the Media and Public
9. Adjournment