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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 September 6, 2016, 3:00 P.M.  
4<sup>th</sup> 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 August 2, 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. Proposed Reorganization of Chapter 535 of the Code of the City of Altoona – Section 303 of the *Pennsylvania Municipalities Planning Code* (Act of 1968, P.L. 805, No. 247, as reenacted and amended) requires that municipal planning commissions review all proposals to amend their zoning, subdivision, or land development regulations after a comprehensive plan has been adopted. To that end, the City Planning Commission's first order of business today is to review and make a recommendation to Altoona City Council on a proposal to break apart Chapter 535 of the *City of Altoona Code* (entitled "Planning") into several new chapters as described below.

**1. AN ORDINANCE OF THE CITY OF ALTOONA AMENDING THE CODE OF THE CITY OF ALTOONA BY INCLUDING A NEW CHAPTER 362, TO BE ENTITLED "FLOODPLAIN REGULATIONS" TO INCLUDE PROVISIONS PREVIOUSLY SET FORTH IN ARTICLE XVII OF CHAPTER 535 OF THE CODE ENTITLED "PLANNING", INCLUDING APPLICABLE DEFINITIONS FROM ARTICLE XXXIX ENTITLED "COMMON DEFINITIONS", TO RESTATE IN NEW CHAPTER 362 THE SAID FLOODPLAIN REGULATIONS PREVIOUSLY SET FORTH IN CHAPTER 535 BY**



**RENUMBERING THE SAME AND TO AMEND SAID FLOODPLAIN REGULATIONS BY: CHANGING REFERENCES TO OTHER PORTIONS OF THE CODE WHERE APPROPRIATE; ADDING AND DELETING CERTAIN DEFINITIONS; PERMITTING DELEGATION OF CERTAIN ADMINISTRATION PROVISIONS; SET FORTH APPLICATION AND REVIEW PROCEDURES; REQUIRE ACTION UPON FLOODPLAIN APPLICATIONS WITHIN 30 DAYS OF RECEIPT AND NOTICE TO APPLICANT WITHIN 15 DAYS OF THE DECISION MADE; REQUIRE WRITTEN CONSENT OF THE CITY TO APPROVE CERTAIN DOCUMENTS; INCLUDE START OF CONSTRUCTION AND TIME PROVISIONS, ADD ENFORCEMENT, VIOLATION AND PENALTY PROVISIONS; AND REVISE VARIANCE PROCEDURES. SAID ORDINANCE ALSO PROVIDES: PURPOSE, RESTATEMENT, AND SEVERABILITY OF PROVISIONS; REAFFIRMS THE CODE OF THE CITY OF ALTOONA AS AMENDED AND PROVIDES AN EFFECTIVE DATE.**

**2. AN ORDINANCE OF THE CITY OF ALTOONA AMENDING THE CODE OF THE CITY OF ALTOONA BY INCLUDING A NEW CHAPTER 580, TO BE ENTITLED "SEWAGE FACILITIES PLANNING" TO INCLUDE THE PROVISIONS PREVIOUSLY SET FORTH IN ARTICLE XVIII OF CHAPTER 535 ENTITLED "PLANNING", INCLUDING APPLICABLE DEFINITIONS FROM ARTICLE XXXIX OF CHAPTER 535 ENTITLED "COMMON DEFINITIONS" RESTATING AND RENUMBERING SAID SEWAGE FACILITIES PLANNING PROVISIONS IN NEW CHAPTER 580 AND TO AMEND SAID SEWAGE FACILITIES PLANNING PROVISIONS BY: 1. AMENDING THE GENERAL PROVISIONS TO REQUIRE APPROVAL OF A SEWAGE FACILITIES MODULE BY OR EXEMPTION FROM THE PENNSYLVANIA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND CITY OF ALTOONA PRIOR TO ISSUANCE OF A BUILDING AND/OR OTHER APPLICABLE PERMIT; 2. ADDING ENFORCEMENT AND PENALTIES PROVISIONS; 3. REAFFIRMING OF THE CODE ORDINANCES AS AMENDED; 4. PROVIDING A PURPOSE, RESTATEMENT AND SEVERABILITY OF PROVISIONS; AND 5. PROVIDING AN EFFECTIVE DATE.**

**3. AN ORDINANCE OF THE CITY OF ALTOONA AMENDING THE CODE OF THE CITY OF ALTOONA BY INCLUDING A NEW CHAPTER 620, TO BE ENTITLED "STORMWATER MANAGEMENT, EROSION AND, SEDIMENTATION" TO INCLUDE PROVISIONS PREVIOUSLY SET FORTH IN THE FOLLOWING ARTICLES OF CHAPTER 535 ENTITLED "PLANNING," RENUMBERING THE SAME AS NEEDED: 1. ARTICLE XV THEREOF ENTITLED "EROSION AND SEDIMENTATION CONTROL," AND ALSO AMENDING THE SAME TO REQUIRE CERTAIN BEST PRACTICES FOR ALL REGULATED EARTH DISTURBANCE ACTIVITIES AND REQUIRE EROSION AND SEDIMENTATION AND STORMWATER FACILITIES TO BE CONSTRUCTED TO MINIMIZE EROSION; AND 2. ARTICLE XVI THEREOF ENTITLED "STORMWATER MANAGEMENT," AND ALSO AMENDING THE SAME BY INCLUDING ADDITIONAL: GENERAL PROVISIONS; DEFINITIONS (INCLUDING THOSE FROM ARTICLE XXXIX OF CHAPTER 535 ENTITLED "COMMON DEFINITIONS"); REVISED STORMWATER MANAGEMENT**

**PERFORMANCE AND TECHNICAL STANDARDS; REVISED STORMWATER PLAN REQUIREMENTS; REVISED PLAN REVIEW PROCEDURES; REVISED OPERATION AND MAINTENANCE REQUIREMENTS AND RESPONSIBILITIES (INCLUDING FOR PRIVATELY OWNED FACILITIES); INCLUSION OF FEES AND EXPENSE PROVISIONS; INCLUSION OF ENFORCEMENT AND PENALTIES PROVISIONS AND PROVIDE AN APPEALS PROCESS. SAID ORDINANCE ALSO PROVIDES: A REAFFIRMATION OF THE CODE AS AMENDED; PROVIDES A PURPOSE, RESTATEMENT AND SEVERABILITY PROVISIONS; AND PROVIDES AN EFFECTIVE DATE.**

**4. AN ORDINANCE OF THE CITY OF ALTOONA AMENDING THE CODE OF THE CITY OF ALTOONA BY INCLUDING A NEW CHAPTER 640, TO BE ENTITLED "SUBDIVISION OF LAND AND LAND DEVELOPMENT" TO INCLUDE AND RESTATE PROVISIONS PREVIOUSLY SET FORTH IN THE FOLLOWING ARTICLES OF CHAPTER 535 ENTITLED "PLANNING," RELATED TO SUBDIVISION OF LAND AND LAND DEVELOPMENT: ARTICLES XX ENTITLED "SUBDIVISION GENERALLY"; XXI ENTITLED "NO-IMPACT SUBDIVISIONS"; XXII ENTITLED "DETRMINATION OF ADEQUATE ACCESS TO LAND"; ARTICLE XXIII ENTITLED "STANDARD SUBDIVISIONS"; XXV ENTITLED "LAND DEVELOPMENT GENERALLY"; XXVI ENTITLED "LOW IMPACT LAND DEVELOPMENT"; XXVII ENTITLED "UNIFIED REVIEW"; AND XXVIII ENTITLED "LAND DEVELOPMENT"; RESTATING AND RENUMBERING SAID SUBDIVISION OF LAND AND LAND DEVELOPMENT PROVISIONS, AS NEEDED, IN THE NEW CHAPTER 640 AND TO AMEND SAID SUBDIVISION OF LAND AND LAND DEVELOPMENT PROVISIONS BY CHANGING REFERENCES TO OTHER SECTIONS OF THE CODE WHERE APPROPRIATE; ADDING CERTAIN DEFINITIONS FROM ARTICLE XXXIX ENTITLED "COMMON DEFINITIONS" AND AMEND SAID LAND DEVELOPMENT PROVISIONS TO INCLUDE ADDITIONAL PROVISIONS FOR TRAFFIC STUDIES AND STREET TREE PLACEMENTS AND PROVIDE ENFORCMENT PROVISIONS. SAID ORDINANCE ALSO PROVIDES: PLANNING COMMISSION COMPOSITION; A REAFFIRMATION OF THE CODE AS AMENDED; PROVIDES AN OBJECTIVE, RESTATEMENT AND SEVERABILITY PROVISIONS; AND PROVIDES AN EFFECTIVE DATE.**

**5. AN ORDINANCE OF THE CITY OF ALTOONA AMENDING THE CODE OF THE CITY OF ALTOONA BY INCLUDING A NEW CHAPTER 800, TO BE ENTITLED "ZONING" TO INCLUDE ALL ZONING PROVISIONS PREVIOUSLY SET FORTH IN CHAPTER 535 OF THE CODE ENTITLED "PLANNING", INCLUDING APPLICABLE DEFINITIONS FROM ARTICLE XXXIX OF CHAPTER 535, RESTATING AND RENUMBERING SAID ZONING PROVISIONS IN NEW CHAPTER 800 AND TO AMEND SAID ZONING PROVISIONS BY: CHANGING REFERENCES TO OTHER SECTIONS OF THE CODE WHERE APPROPRIATE; DELETE THE PROHIBITION OF HAVING NO MORE THAN ONE FREE STANDING EXTERIOR SIGN ADVERTIZING ANY BUSINESS IN ALL APPLICABLE ZONING DISTRICTS; PERMIT ELECTRONIC SCREEN SIGNS WITHIN 20 FEET OF THE 17<sup>TH</sup> STREET RIGHT-OF-WAY BETWEEN THE RAILROAD AND 4<sup>TH</sup> AVENUE; REQUIRE THAT ALL OFF STREET PARKING BE PROVIDED ON THE SAME PARCEL AS A STUDENT HOME IN ALL DISTRICTS PERMITTING STUDENT HOMES. SAID ORDINANCE ALSO PROVIDES: A REAFFIRMATION OF THE CODE AS AMENDED; PROVIDES A**

**OBJECTIVE, RESTATEMENT, SEVERABILITY AND ENFORCEMENT PROVISIONS AS WELL AS AN EFFECTIVE DATE. THERE ARE NO ZONING MAP/DISTRICT CHANGES AS PART OF THIS ORDINANCE.**

The Community Development Director will first explain this reorganization of the City's land development regulations and how it is to simplify the City Code in general. The Commission will then take any public comment on the proposal that is offered. Then, the Commission may formulate a recommendation to Altoona City Council on the matter. Altoona City Council will hold a public hearing at 6:30 PM on September 21, 2016, at which the public is again invited to comment on this proposal. At their normal meeting immediately thereafter, Council may adopt the above ordinances.

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

4. Blair Orthopedics and University Orthopedics Parking Lot Expansion – The Commission will first review and consider for approval a land development application to expand an existing parking lot at Blair Orthopedics and University Orthopedics on Fairway Drive. Staff review comments are included in your packet. Note that the applicant requests a waiver from Section 535-204A(1) of the *Code of the City of Altoona*, which requires lateral sidewalks along Fairway Drive. The applicant claims that these sidewalks would be rarely used, but staff disagrees – especially given the new and proposed development along Fairway Drive, some of which is not even public yet.
5. Staff Level Reviews – Staff has approved the following staff-level subdivision/land development applications since the August 2, 2016, regular meeting.
  1. Popeye's–Land Development – 09-319 E. Plank Road – Conditional Approval
  2. Simington Plaza III-Phase I Amendment -300 E. Plan Road – Under Review
  3. Garden Heights Pre School - Land Development-109 Bellview St - Final Approval
  4. Blair County Emergency Services Parking Lot-Land Development - 615 N. 4<sup>th</sup> Street - Final Approval.
  5. Union Avenue, LLC- Land Development - 1815 Union Avenue & 1738-42 Margaret Avenue – Final Approval.
  6. Wible – Subdivision - 2516-2526 Crawford Avenue – Recorded
  7. Allegheny Orthodontics - Land Development - 815 Logan Blvd – Recorded
  8. Blair Orthopedics - Land Development – 3000 Fairway Dr – Under Review
  9. N 2<sup>nd</sup> St. Apartments – Subdivision – 501-506 N 2<sup>nd</sup> Street – Final Approval
  10. Giordano – Subdivision - 1417 Pleasant Valley Blvd - Final Approval.
  11. Wendy's-Land Development – 309 E. Plank Road – Under Review
  12. Vince's Used Car Lot - Land Development - 2200 Pleasant Valley Blvd - Under Review.

13. Kirk & Mary Ann Stiffler – Subdivision – 200 Crawford Avenue – Under Review
14. Jack & George's – Land Development – 2400 4<sup>th</sup> Avenue – Under Review

#### **URBAN REDEVELOPMENT**

6. Spot Blight Declaration – The Planning Commission may consider declaring each of the following properties as blighted.

Nothing to report.

#### **INFORMATIONAL ITEMS**

7. 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
8. Commissioner's Forum
9. Questions from the Media and Public
10. Adjournment