

MINUTES
ALTOONA CITY PLANNING COMMISSION
TUESDAY, April 6, 2016

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
James Dixon
Sam Frye
Randy Isenberg
Jennifer Mikolajczyk

MEMBERS ABSENT

Barbara Wiens-Tuers

PLANNING & COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Planning and Community Development
Nick Ardizzone, Property and Program Coordinator
Bette Fischer, Clerical Associate

GUESTS PRESENT

Mark Criste, City of Altoona
Ray Dodson, Altoona Water Authority
Michael V. Sinisi, Altoona Water Authority
Donna Royer, Guest
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on April 5, 2016 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Bob Gutshall, Chairperson, called the meeting to order at 3:01 p.m.

ADMINISTRATIVE ITEMS

- 1. Approval of meeting minutes of March 7, 2016.**
The meeting minutes March 7, 2016 were approved as read by a motion made by James Dixon and seconded by Jennifer Mikolajczyk. Motion carried unanimously.

- 2. Public Comment Period**
None at this time

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **Altoona Water Authority (AWA)** – Mr. Slusser introduced Mr. Michael Sinisi and Mr. Ray Dodson of the Altoona Water Authority. He explained that the AWA is asking the Commission to consider approval of a land development application and plans to redevelop the former Russo property at 3031-3055 Branch Avenue (along 31st Street in the Light Industrial Zoning District) into a water maintenance storage facility for the AWA. Mr. Criste said that Public Works has no comments at present that the storm water review and bio-retention pond has been approved by engineering. Mr. Isenberg commented that he found the plan documentation to be very confusing and dis-jointed. Mr. Slusser admitted that we may have put too much information in the documentation, but that we wanted the commission to have all of the information that was available. Mr. Isenberg then asked about the sidewalks. Mr. Sinisi explained that in the first plan that was submitted they did not allow for sidewalks or plantings. In the resubmission however, they decided that for aesthetics that sidewalks and trees would make the property look more pleasing. The AWA will also install a colored vinyl-coated fence around the perimeter of the property to provide a much improved look compared to its predevelopment. Mr. Isenberg questioned the need for Security lighting, Mr. Sinisi said that there would be no security lights because the property will be gated at night, in fact no lighting at all is proposed because most activity is performed during daylight hours. Mr. Dixon asked about the Rain Garden and the use of geotextile fabric. Mr. Sinisi said the geotextile would only be used on the bottom and sides due to it becoming ineffective after a time. The yard and roadway area will be constructed of a semi-permeable mixture of stone and macadam millings that will not migrate but will ultimately drain to a bio-retention area. Mr. Albright asked if percolation test had been performed on the site. Mr. Sinisi said that tests were performed and found to be more than adequate. The Commission having no more questions or comments, Mr. Gutshall asked for a motion to accept this project. A motion was made by Randy Isenberg to approve the project with no waivers. James Dixon seconded the motion. The motion passed unanimously. Mr. Isenberg then made a comment on this being a “nice project.”

4. **Staff Level Reviews** – Nick Ardizzone reviewed that staff has worked on the following staff level subdivision/land development reviews since the March 7, 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. Union Avenue, LLC – Land Development – 1815 Union Avenue & 1738-42 Margaret Avenue – Non-Compliance Code of Ordinances
 4. Servello Medical Center – Land Development – 304-16 E. Pleasant Valley Blvd. – Waiting for Re-Submission
 5. Kreuz Storage Building – Land Development – 1812-18 N 4th Avenue –Waiting for Re-Submission

6. 610 7th Street, LLC – Subdivision – 610 7th Street AKA 621-23 7th Avenue – Final Approval
7. IDA – Harmony House – Lot Line Relocation – 1905-15 5th Street – Final Approval
8. Benjamin Promoland, Inc. – Subdivision – 2602-10 14th Avenue – Denied – Second lot does not have the required frontage on a public street.

URBAN DEVELOPMENT

5. Spot Blight Declaration – The Planning Commission may consider declaring the following property as blighted.

Nothing to declare.

INFORMATIONAL ITEMS

6. Planning Report
 - a. Grantmanship activities (CDBG, HOME) – Waiting for recommendation from Council on Broad Avenue Streetscape – Mr. Slusser reported that this project covers the Historical District from 24th Street – 31st Street. He would like to have the Historical District extended from 24th Street – Union Avenue. As it is right now CDBG funds cannot be used for that area. Public Works will be resurfacing and replaced lighting on Beale Avenue.
 - b. Shade Tree Commission report – Mr. Slusser reported – Commission awarded contract for plantings/removal of trees. Also update on Emerald Ash Borer treatment project.
 - c. GAEDC report – No Report
 - d. Blair County Commission Report – Reviewed the Kreuz Storage Building Development Plan.
 7. Questions from the Media and Public - None
 8. ADJOURN MEETING ADJOURNED AT 3:35 P.M.
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Signed: Sam Frye, Secretary