

MINUTES
ALTOONA CITY PLANNING COMMISSION
TUESDAY August 2, 2016

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
Randy Isenberg
Barbara Wiens-Tuers

MEMBERS ABSENT

James Dixon
Sam Frye
Jennifer Mikolajczyk

PLANNING & COMMUNITY DEVELOPMENT STAFF PRESENT

Nick Ardizzone, Property and Program Coordinator
Mary Johnson, CDBG Manager

GUESTS PRESENT

Stephanie Shoenfelt, Keller Engineers
Jeff Adams, Union Avenue LLC
Donna Royer, Guest
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on August 2, 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 3:00 p.m.

ADMINISTRATIVE ITEMS

- 1. Approval of meeting minutes of July 5, 2016.**
The meeting minutes July 5, 2016 were approved as read by a motion made by Randy Isenberg and seconded by Barbara Wiens-Tuers. Motion carried unanimously.
- 2. Public Comment Period**
None at this time
- 3. Union Avenue, LLC** – Nick Ardizzone explained the Union Avenue LLC Land Development application for 1815 Union Avenue which houses various retail uses, including the existing First Stop Shop Discount Grocery Outlet and Windstream. Several waivers are requested and an additional one is required. Mr.Ardizzone then introduced Jeff Adams as the owner and Stephanie Shoenfelt, PE from Keller Engineers. Ms. Shoenfelt presented the Parking Lot Improvements, paving and re-stripe for a 1.9 acre area. They are also requesting the following waivers for this project.

1. Section 535-203B(3) of the *Code of the City of Altoona* requires that parking facilities be set back at least five feet from streets and buildings. Seeks a waiver to this rule due to space constraints, so that parking may continue up to the involved building and 19th Street.
2. Section 535-203C(3)(a) requires that parking stalls be 19 feet long. Seeks a waiver to make the stalls nearest Union Avenue only 18 feet long.
3. Section 535-203C(7) requires curbing at the edges of all surfaced areas. Seeks a waiver from this requirement due to grading and has proposed wheel stops instead.
4. Section 535-203D(2)(s) requires that this site provide 70 parking spaces. Seeks waiver from this rule because only 51 spaces are provided.
5. Section 535-205C requires perimeter landscaping to shield the parking fields. Seeks waiver to this requirement due to site constraints.
6. Section 535-205D requires foundational landscaping. Seeks a waiver from this requirement due to space constraints.
7. Section 535-205E requires interior landscaping on parking lot islands. Seeks waiver from this requirement due to space constraints and maneuvering routes for trucks.
8. Section 535-205A requires one street tree for every 50 feet of street frontage. Seeks waiver to replace the street tree that is missing on Union Avenue. The space along 19th Street parking allows for a 5.5' sidewalk but not enough space for street trees and sidewalk. The remainder of 19th Street has a slightly wider sidewalk however there is a gas line under the sidewalk at the edge that does not allow for the planting of street trees. Overhead TEC on Margaret Avenue do not allow for the planting of street trees in this area.

A motion was made to approve the proposed application with the waivers by Randy Isenberg. Motion was seconded by Barbara Wiens-Tuers. Motion passed unanimously.

Mr. Ardizzone then informed the Commission that since the retirement of David Diedrich the City has been without an engineer to review applications. The City has retained Keller Engineers for “third party” reviews. Ms. Stephanie Shoenfelt, PE, has been designated as the consultant by Keller’s.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

4. **Staff Level Reviews** – Nick Ardizzone reviewed that staff has worked on the following staff level subdivision/land development reviews since the July 5, 2016 regular meeting.
 1. Popeye’s – Land Development – 309-319 E. Plank Road – Conditional Approval
 2. Simington Plaza III – Phase I Amendment – Under Review
 3. Garden Heights Pre School – Land Development – 109 Bellview Street – Final Approval
 4. Blair County Emergency Services Parking Lot – Land Development – 615 4th Street Final Approval
 5. Union Avenue LLC – Land Development – 1815 Union Avenue & 1738-42 Margaret Avenue – Under Review
 6. Wible – Subdivision – 2516-2526 Crawford Avenue – Final Approval

7. Allegheny Orthodontics – Land Development – 815 Logan Blvd – Under Review
8. Blair Orthopedics – Land Development – 3000 Fairway Drive – Under Review
9. N 2nd St. Apartments – Subdivision – 501-06 N 2nd Street – Under Review
10. Giordano – Subdivision – 1417 Pleasant Valley Blvd – Under Review

URBAN DEVELOPMENT

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

1. 313 Cherry Avenue

Owner: Keven Horvath
12 R Logan Blvd
Altoona, PA 16602

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on July 21, 2016. Owner has not responded to the raze/repair notice issued April 29, 2016. The exterior of the structure is in good to fair condition. Foundation is cracked and caving in. All windows are in good condition. Numerous complaints received regarding property. No gas or water but electric is still on. Taxes are outstanding for 2015 of \$641.00. The City will demolish the structure under the 2009 International Property Maintenance Code and place a lien on the property for the cost of demolition. A motion was made by Dave Albright to approve this property as blighted. The motion was seconded by Randy Isenberg. Motion passed unanimously.

2. 2023 4th Avenue

Owner: Sally Travis
1814 5th Avenue
Altoona, PA 16602

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on July 21, 2016. Roof, exterior and foundation are in poor condition. Windows are broken and missing, interior plaster falling from walls and ceilings. Owner has asked for the city's assistance in demolishing the property. Owner has submitted income verification and is eligible for the City's assistance. Taxes are current and all utilities are off. The City will demolish the structure under the 2009 International Property Maintenance Code, and place a lien on the property for the cost of demolition. A motion was made by Randy Isenberg to approve this property as blighted. The motion was seconded by Barbara Wiens-Tuers. Motion passed unanimously.

3. 1819 12th Avenue

Owner: Michael J. Holland
980 Runville Road
Bellefonte, PA 16823

Property is Vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on July 21, 2016. Exterior is in poor condition and is deteriorating; roof has a large hole due to a tree falling down. All windows are broken and/or missing. Property had a fire on the interior. Kids are breaking into the property, All utilities are off and taxes are owed for 2015, \$396.11. Owner has not responded to the demo notice dated 11/13/15. The City will demolish the structure under the 2009 International Property Maintenance Code, and place a lien on the property for the cost of demolition. A motion was made by Barbara Wiens-Tuers to approve this property as blighted. The motion was seconded by Dave Albright. Motion passed unanimously.

4. 1306 Walton Avenue

Owner: Mary Strunk (Deceased) Hazel Strunk Lechner (estate inheritance)
820 3rd Avenue
Altoona, PA 16602

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on July 21, 2016. Exterior is in poor condition and the porch floor has collapsed. Foundation is in poor condition with walls pushing out. Roof covering falling off, boxing is rotted or missing. Windows are broken and/or missing. Owner has not complied with the demolition order dated 4/22/16. All utilities are off and taxes are owed for 2014 and 2015 totaling \$1,276.62. The City will demolish under the 2009 International Property Maintenance Code and place a lien on the property for the cost of demolition. A motion was made by Dave Albright to approve this property as blighted. The motion was seconded by Barbara Wiens-Tuers. Motion passed unanimously.

5. 2120 7th Avenue

Owner: Clarence D. Morris (Deceased)
2120 7th Avenue
Altoona, PA 16602

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on July 21, 2016. Exterior is in poor condition, siding missing, damaged and falling off. Foundation is in fair condition. Roof is in poor condition, covering missing or falling off,

boxing missing. Windows are in poor condition. Taxes are owed for 2015 and 2016 totaling \$1,080.89. All utilities are off. The City will demolish the structure under the 2009 International Property Maintenance Code and place a lien on the property for the cost of demolition. A motion was made by Barbara Wiens-Tuers to approve this property as blighted. The motion was seconded by Randy Isenberg. Motion passed unanimously.

6. 5104 Oak Avenue

Owner: Leona M. Farrell (Deceased)
5104 Oak Avenue
Altoona, PA 16601

On 7/24/2016 fire engulfed 5104 Oak Avenue and the Blighted Property Demo Crew was called to the property for an emergency demolition. The owner had fire insurance. The City will invoice the family for the cost of demolition once all costs have been received for the demolition. A motion was made by Barbara Wiens-Tuers to approve the property blighted. The motion was seconded by Randy Isenberg. Motion passed unanimously.

INFORMATIONAL ITEMS

6. Planning Report

- a. Grantmanship activities (CDBG, HOME) – Mary Johnson reviewed the CDBG and HOME Programs. Ms. Johnson stated that the 2016 funding as not yet been approved by HUD.
- b. Shade Tree Commission Report – No report
- c. Zoning Hearing Board Report – Donna Royer reviewed the cases on their docket for August. A request to take down old equipment and replace with new on top of water tank at Highland Park and a child care facility request to go into the Dunmire Printing Building on 12th Street & 9th Avenue.
- d. GAEDC Report – Barbara Wiens-Tuers – Nothing major going on right now.
- e. Blair County Commission Report – No report

7. Commissioner's Forum

8. Questions from the Media and Public - None

9. ADJOURN MEETING ADJOURNED AT 3:50 P.M.

Signed: Bob Gutshall, Chairman