

MINUTES  
ALTOONA CITY PLANNING COMMISSION  
Tuesday, February 6, 2018

**MEMBERS PRESENT**

Bob Gutshall, Chairperson  
Dave Albright  
James Dixon  
Michael Haire  
Randy Isenberg

**MEMBERS ABSENT**

Jennifer Mikolajczk  
Charles Meyers

**COMMUNITY DEVELOPMENT STAFF PRESENT**

Lee Slusser, Director Community Development  
Nick Ardizzone, Property and Program Coordinator

**GUESTS PRESENT**

Jason Horner, Earthtech, Inc. – Martin Oil  
Jeffrey Haman, - Haman Architects, Inc. – Martin Oil  
Donna Royer, Guest  
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on February 6, 2018 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 January 2, 2018.**

The meeting minutes of January 2, 2018 were approved as corrected (Michael Haire was present at the January 2, 2018 meeting) by a motion made by James Dixon. Motion seconded by Dave Albright. Motion carried unanimously.

**2. Public Comment Period**

None at this time

## SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. Martin Oil Convenience Store –The Commission reviewed and considered for approval a land development application from Martin Oil to redevelop a former service station at 301 East Walton Avenue in the East End into a newly landscaped convenience store with self-serve gasoline and diesel fuel sales. Mr. Slusser introduced Mr. Jason Horner, Earthtech, Inc. and Mr. Jeffrey Hamen, Hamen Architects, Inc. Mr. Horner told the committee that they had met with PennDOT last year to request a Highway Occupancy Permit, the biggest obstacle was a large tree that needed to be cut down. Some of the work that will be done is along East Walton Avenue new sidewalks, curbing with ADA ramps will be installed. A new concrete driveway and concrete curbing will be installed according to the ordinance. The existing pumps along East Walton Avenue will be removed. Sidewalks, curbing, driveway and landscaped areas will also be added along South Kettle Street. Shrubs, screening, bicycle parking and dumpster enclosure will be installed around the building.  
They are requesting 2 waivers:

1. 640-63.B(7) Curbing shall be placed at the edges of all surfaced areas, including islands. Curbing shall be vertical around the perimeters of the parking facility but may be sloped around landscaped islands. Guide rails may be required along steep slopes or to protect other features of the site. A waiver has been requested not to require curbing along the Northern right of way line of South Kettle Street from the Eastern side of the driveway approach to the Northern right of way line of East Grant Avenue Alley consisting of ten (10+/-) plus or minus feet in length.
2. 640-65.E(3) Where a parking space abuts an element of the parking or loading facility except the access drive directly servicing the space or another parking space, an island shall be installed to protect the parked vehicle from the moving vehicles and to provide definition to traffic patterns. There should also be an island beside the 2 spaces on south side of the building.

A motion was made by Jim Dixon to accept the plan with the waivers and to approve Resolution No. 02-06-18-PAC 17-0002 for Martin Oil Convenience Store Land Development Plan. Randy Isenberg seconded the motion. Motion passed unanimously.

4. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the January 2, 2018 regular meeting.

1. Enterprise Rental – Subdivision/Land Development – 412-15 Aldrich Avenue Subdivision – Approved; Land Development – On Hold
2. Altoona Area High School – Land Development – 1330 6<sup>th</sup> Avenue – On Hold
3. Alto Markets Parking Lot Improvements – Land Development – 5929-33 6<sup>th</sup> Avenue – Approved – Awaiting Recording
4. The Journey Center – Land Development – 120 Byron Avenue – Approved
5. Our Lady of Lourdes – Land Development – 2711 W. Chestnut Avenue – Approved – Awaiting Recording
6. Lonesky – Subdivision/Land Development – 1213 13<sup>th</sup> Avenue - Approved
7. Martin Oil – Land Development – 301 E. Walton Avenue – Under Review
8. Ryan J. Albright – Land Development – 2203 7<sup>th</sup> Avenue – Under Review
9. Vince’s Auto Sales – Land Development – 2200 Pleasant Valley Blvd. – Under Review

**URBAN REDEVELOPMENT**

5. **Spot Blight Declaration** –

**1909 10<sup>th</sup> Street**

Owner: Charles Grove  
1208 18<sup>th</sup> Avenue  
Altoona, PA 16601

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on January 18, 2018. Front porch is falling down, along with the porch ceiling and the siding is missing in the rear. The block foundation is fair with some cracks. Main roof in fair condition with windows missing or broken. Interior has been gutted. Gas has been disconnected since 2006, water since 2014 and electric shut is off but no confirmed date. Taxes are owed since 2015. The owner has not responded or complied with the demolition order. 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. If the owner can be located we will establish financial inability to demolish on their own. A motion was made by Jim Dixon to declare the property blighted. Motion was seconded by Michael Haire. Motion passed unanimously.

## INFORMATIONAL ITEMS

6. Planning Reports
  - a. Grantsmanship activities - First Public meeting will be held on February 7, 2018. We are expecting about \$1,300,000. Which is about a 3% drop from last year's allocation.
  - b. Shade Tree Commission – Plan and new ordinances being written by the Arborists. Lee and the Arborists took a tour of the city parks yesterday. They talked about putting money into the budget to do tree maintenance, tree removal and dead wooding. The Arborists also pointed out a good many Ash Trees that are dead and will need to be removed.
  - c. Zoning Hearing Board – February's meeting will be a Special Exception for parking that had to be postponed in January.
  - d. GAEDC – Discussed the Christmas Parade, a potential Mother's Day Event to be held Downtown. Financing for Shirley's that is being refurbished. A restaurant will be moving into that corner. The Blighted Housing Survey will be presented on March 7 @ 5:00 P.M. in the Devorris Center. Recommendations and public comment will be taken.
  - e. Blair County Planning Commission – First meeting of year covers administrative activities that included mostly insurance items.
7. Commissioners Forum – No report
8. Questions from the Media and Public
9. Adjournment – Motion to adjourn.

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James Dixon, Acting Secretary