

MINUTES
ALTOONA CITY PLANNING COMMISSION
TUESDAY January 3, 2017

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
James Dixon
Randy Isenberg

MEMBERS ABSENT

Sam Frye
Jennifer Mikolajczyk
Barbara Wiens-Tuers

PLANNING & COMMUNITY DEVELOPMENT STAFF PRESENT

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

GUESTS PRESENT

Edward C. Kreuz, Jr. – Kreuz Self Storage
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on January 3, 2017 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 3:30 p.m.

ADMINISTRATIVE ITEMS

1. **Approval of meeting minutes of December 6, 2016.**
The meeting minutes December 6, 2016 were approved as read by a motion made by James Dixon and seconded by Dave Albright. Motion carried unanimously.
2. **Public Comment Period**
None at this time

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **Kreuz Self Storage** - Mr. Slusser explained that Mr. Kreuz's land development plan is just about complete we are still waiting for final plans. The Planning Commission has 90 days to review a plan. Mr. Kruez is at the end of the ninety day time period, through no fault of his own, the Commission would need to reject the plan at this time. Mr. Kreuz is requesting a six month extension of time for the review of his application to finalize his design details. Staff is recommending that the Planning Commission approve this extension. A motion was made that we grant Kreuz Self Storage a six month extension by Mr. Isenberg. Motion was seconded by Mr. Dixon. Motion carried unanimously.

4. **Staff Level Reviews** – Nick Ardizzone reviewed that staff has worked on the following staff level subdivision/land development reviews since the December 6, 2016 regular meeting.

1. Popeye's – Land Development – 309-319 E. Plank Road – Recorded
2. Simington Plaza III – Land Development – 210 E. Plank Road – Under Review
3. Blair Orthopedics – Land Development – 3000 Fairway Drive – Conditional Approval
4. Wendy's - Land Development – 309 E. Plank Road – Final Approval
5. Jack & George's – Land Development – 2400 4th Avenue – Conditional Approval
6. Kreuz – Land Development – 1812-18 N 4th Avenue – Under Review
7. Dollar General – Land Development – 1320 14th Avenue – Conditional Approval
8. Altoona Land Development, LLC – Subdivision – 400 E. Chestnut Avenue – Under Review- Pending Redevelopment Authority Transfer
9. Pallo – Subdivision – 1407 Ivyside Drive – Under Review
10. McCloskey – Subdivision – 2501-03 14th Avenue – Under Review

URBAN DEVELOPMENT

5. Nothing to Report

ORDINANCE DEVELOPMENT

6. Draft Animal Husbandry Zoning Regulations – The Commission discussed a draft ordinance to regulate livestock that Mr. Slusser had first presented at their December meeting. The Commission discussed each regulation point by point and made the following changes. Dave Albright suggested that livestock be permitted by right, as opposed to by special exception, to save applicants the \$450 cost involved. The Commission unanimously agreed. The Commission agreed with a suggestion from the City Manager that the butchering of animals raised on the premises should be banned, noting that this excludes deer hunters. Finally, the Commission agreed with Nick Ardizzone’s suggestion that the applicants be required to live on the same lot as the livestock, to keep someone from converting an unoccupied house into some kind of a barn.

The Commission voted to continue to allow cows, horses, pigs or sheep in the City against a suggestion from the City Manager, noting that few lots would be large enough to meet the requirements anyway and that those lots that are large enough could handle the manure load. The Commission then directed Mr. Slusser to make these changes and send it to the City Manager and Solicitor for their review and potential presentation to Council.

INFORMATIONAL ITEMS

7. Planning Report
 - a. Grantmanship activities (CDBG, HOME) – Lee Slusser reported that CDBG is in the process of doing a housing condition study required by HUD.
 - b. Shade Tree Commission Report –Finalize their project in the next 2 weeks for 2017.
 - c. Zoning Hearing Board Report – City Line Hotel on Pleasant Valley Blvd. wanted to erect larger signs than are permitted which the board approved. Shields Trophy Shop wants to erect more signs than is permitted, which the board also approved. A variance for a Wheel Chair Lift in the front setbacks, which was also approved. Mr. Slusser is going to make some changes to that ordinance which will allow for exceptions when there is no other place to put these lifts and ramps. There are a lot of old houses in the City that are going to unlivable as our population continues to age if some changes are not made to the ordinance.
 - d. GAEDC Report –. Continuing the work on The Downtown Drug building will be demolished and a parking lot will be made. Mr. Slusser said that Barbara Wiens-

Tuers is the Planning Commission representative to GAEDC so we will need to be thinking about a replacement.

- e. Blair County Commission Report – James Dixon reported that the Commission is putting together a Six (6) county wide regional plan (Southern Alleghenies) to prepare a County Comprehensive Plan Hazard Litigation Plan to kick off in January.

- 8. Commissioner's Forum – Nothing to report
 - 9. Questions from the Media and Public - None
 - 10. **ADJOURN MEETING ADJOURNED AT 4:20 P.M.**
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Signed: Bob Gutshall, Acting Secretary