

MINUTES
ALTOONA CITY PLANNING COMMISSION

Tuesday, January 7, 2020

MEMBERS PRESENT

Randy Isenberg, Chair
Dave Albright, Vice Chair
James Dixon
Michael Haire, Vice Secretary
Jennifer Mikolajczk, Secretary
Richard Haines
Chuck Myers

COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Community Development
Nick Ardizzone, Property Manager
Mark Criste – Engineer
Mary Johnson – CDBG Manager

GUESTS PRESENT

Ed Bellock – Simington IV
Chris Michlone – Simington IV
Rob Simington - Simington IV
Mike Cree – Simington IV
Michael Kranich – Kranbros
David Pike – Kranbros
Bob Franks – Sheetz, Inc.
Greg Geishauser – Stiffler, McGraw Engineers - Sheetz, Inc.
Eric Banks – Stiffler, McGraw Engineers – Sheetz, Inc.
Sherri Stayer – L & Z Partners – Altoona Lung
Stephanie Shoenfelt – Keller Engineers – Altoona Lung
William Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on January 7, 2020 in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. **Approval of meeting minutes of December 3, 2019.**
The minutes of the December 3, 2019, were read. A motion was made by Jennifer Mikolajczk for approval. Motion was seconded by Michael Haire. Motion carried unanimously.

2. **Public Comment Period**
No Public Comment at this time.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **Altoona Lung Specialists** – Altoona Lung Specialists at 800 Chestnut Avenue in Downtown has submitted a subdivision and land development application to restripe their existing parking lot to 9' wide spaces and expand their parking across Federal Alley to the North of their existing facility. There are currently 41 8' wide parking spaces on their side of Federal Alley. This is proposed to be converted to 35 9' wide parking spaces. Seventeen spaces will then be added to a new paved lot north of Federal Alley plus landscaping. The Planning Commission reviewed these plans last month, but tabled action so that changes could be made to the plans (an alley crosswalk, a fence, a bike rack, and signage). Mr. Slusser gave a brief summary of recommended changes to the plan and then introduced Stephanie Shoenfelt of Keller Engineers and Sherri Stayer of LZ Partners who explained the changes. A motion was made by Dave Albright to approve Resolution No. 01-07-20-PAC-19-0012. Motion was seconded by Jennifer Mikolajczk. Motion passed unanimously.

RESOLUTION NO. 01-07-20-PAC19-0012
A RESOLUTION APPROVING THE EMPLOYEE PARKING LOT, ALTOONA LUNG ASSOCIATES LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by L & Z Partners, LLC (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct an employee parking lot on land that L & Z Partners, LLC currently own on the South side of Lexington Avenue being 811 and 813 Lexington Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, provided 811 & 813 Lexington Avenue are merged by subdivision,

excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.A(3): The minimum curb radius on an access driveway at the street or alley shall be 10 feet. The applicant is requesting a waiver to this section as to provide curb radius of 3 feet. Staff does not object to this waiver.
2. §640-63.B(3): Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. To maintain an aisle width of 24 feet for maneuverability of larger vehicles the parking facilities set backs from property lines will require to be less than five feet. Staff has no objection to this waiver.
3. §640-63.B(4): Off-street parking facilities shall be located in the same zone as the use they are intended to serve. A waiver is requested to this section pertaining to off-street parking facilities being located in the same zone as the use they are intended to serve as the alley divides the zoning district and this is the closest area available to the existing business to provide additional parking. §800-6 Zoning definitions refer an alley as a private right-of-way, therefore this lot would be defined as abutting to the main use and would be located in the same zone. Staff supports this waiver.
4. §640-65.C.(4): Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. The applicate has requested a modification waiver to this section along the west property line. The parking layout was designed to provide the maximum parking on a narrow site. It was shifted to the west to provide the planted screened buffer against the residential property to the east, leaving only a very narrow strip to the property line. Additionally, the parallel parking is proposed on the west side, so vehicles are not shining lights directly towards the adjacent property and the adjacent property (on this side) has more green space to the building. The

property to the west is the Altoona Rescue Mission. Reducing the drive aisle to less than the recommended 24' for 90 degree parking would make the maneuverability of larger vehicles very difficult. Staff does not object to this waiver, provided a solid fence is placed along the western property line.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan dated November 7, 2019 has be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated November 8, 2019 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this third day of December, 2019

ATTEST:

Secretary

Chair

4. **Simington Plaza IV** – Simington Plaza IV, LLC, proposes to subdivide part of the former Juniata Silk Mill at 1301 Broadway in Juniata into a condominium. The Press Box will then purchase this condominium and operate it as a printing shop. Because of an agreement (included in the packet), work on this project had already begun at the owner's risk. Simington Plaza IV, LLC, proposes to add a 30 space parking lot, curbing, landscaping, and street trees around the entire property. They propose to fix the sidewalks around the property where indicated on the plans, and add new sidewalk along all streets where it doesn't currently exist. Any development of the remainder of the former Juniata Silk Mill for something other than warehousing will likely trigger land development review again and require more off-street parking. Likewise, any installed infrastructure that does not meet the approved plans should be removed and inspected by the City before being replaced. Mr. Slusser introduced those present from the Simington IV Project. Mr. Bellock presented the plan. Mr. Ardizzone explained that these plans must be followed with no deviations. If Mr. Simington makes any changes at all to these plans, he must start the process over with a new set of plans and present it to the Altoona City Planning Commission for approval. A motion was made by Michael Haire to approve Resolution No. 01-07-20-PAC19-0002 subject to the conditions of this resolution and the stipulation that these plans cannot be altered or amended without the Altoona City Planning Commissions approval. **The motion was seconded by** Motion passed unanimously.

RESOLUTION NO. 01-07-20-PAC19-0002
A RESOLUTION APPROVING THE SIMINGTON PLAZA IV LAND DEVELOPMENT
PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Simington Plaza IV, LLC (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to reuse the existing building and construct new tenancy units at 1301 Broadway, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of

Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.B(3): Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. Parking actually crosses northwesterly existing property line and/or condominium line near building wall. Staff does not object to this waiver, provided that an easement agreement and/or agreements are recorded in the Blair County Courthouse, Recorder of Deeds Office, within 30 days of this approval.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated December 9, 2019 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.
10. All improvements that were installed prior to this approval that do not meet the approved plans must be removed by the property owner at his expense. All reconstructed or proposed work must be approved in writing by the City Department of Public Works before construction may begin and all work must be inspected by the city Department of Public Works. Work includes curbing, some sidewalk areas, ADA ramps, and any and all other public improvements placed prior to plan approval found to be deficient and/or constructed without the City's knowledge, consent, and inspection.

11. The sewage facilities planning module must be submitted to and approved by the Pennsylvania of Environmental Protection before any additional building permits will be issued.

RESOLVED by the Altoona City Planning Commission this seventh day of January, 2020

ATTEST:

Secretary

Chair

5. **Sheetz Store #38** – In Downtown Wehnwood (Neighborhood Business Zone) at 405 East Twenty Fifth Avenue, Sheetz proposes to demolish an existing Sheetz store and an M&T Bank location with 36 parking spaces total. Sheetz then proposes to replace this building with a new 4,913 sqft. Sheetz store with a drive thru, eight fuel pumps, sidewalks, landscaping, and 41 parking spaces (25 are required). Mr. Slusser presented the proposed plan with the waivers that are included in the proposed resolution. He introduced Mr. Bob Franks, from Sheetz, and Mr. Greg Geishauser, from Stiffler, McGraw Engineers, who were able to answer questions from the commission. A motion was made to accept the subdivision by Jennifer Mikolajczk. Motion was seconded by Richard Haines. Motion passed unanimously. Mr. Isenberg then asked for a motion to be made to accept the resolution. A motion to approve Resolution No. 01-07-20-PAC19-0013, with the recommended waivers was made by Michael Haire. Motion was seconded by Dave Albright. Motion passed unanimously.

RESOLUTION NO. 01-07-20-PAC19-0013
A RESOLUTION APPROVING THE REBUILD SHEETZ #38 ALTOONA LAND
DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Sheetz Inc. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to demolish the existing building and construct a new building at 405 E. 25th Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.A(2) No access driveway shall be located within 50 feet of an intersection or otherwise directed by the Planning Commission. Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. Access driveways shall access side streets instead of main arterials (including, but not limited to, Logan Boulevard, North Logan Boulevard, Chestnut Avenue, Juniata Gap Road, the 300 to 600 blocks of East 25th Avenue, Union Avenue, 58th Street, 6th Avenue, 7th Avenue, Broad Avenue, Beale Avenue, Plank Road, Pleasant Valley Boulevard, Valley View Boulevard, and North 4th Avenue) where practicable, and where it is not practicable, the Planning Commission or Planning and Community Development Department may waive this requirement. Staff does not object to this waiver.

The applicant is requesting a waiver from this section of the ordinance. The property being developed is a corner lot at the intersection of 15th Avenue and Juniata Gap Road. There are no side streets adjacent to the property to access the site. Only 25th Avenue and Juniata Gap Road can provide access to this property. Additionally, the existing ingress and egress points for this site will be used to access the new Sheetz Convenience Store.

2. §640-63.A(4) No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic. Staff supports this waiver.

The applicant is requesting a waiver from this section of the ordinance to accommodate delivery truck turning movements. The existing driveways

located along 25th Avenue are greater than 243ft. but less than 35 ft. in width at the right-of-way line.

The remaining bidirectional driveway along Junita Gap Road is greater than 35ft, in width at the right-of-way line. However, to delineate the ingress and egress lanes, a rumble-strip island is now proposed for the Juniata Gap access per direction from PennDOT. All three of the bidirectional driveways are existing and no significant alterations to the driveways are proposed as a result of construction. Additionally, the two driveways along 25th Avenue have previously been permitted through the city and the driveways along Juniaata Gap Road have previously been permitted through PennDOT.

3. §640-63.A(5) No one-way access driveway shall be wider than 18 feet or narrower than 10 feet at the point where such a driveway crosses the street or alley right-of-way line. Staff supports the waiver.

The applicant is requesting a waiver from this section of the ordinance. The existing one-way driveway will be utilized to access the site and the existing geometry will not be altered as a result of this project. The driveway is wider than 18ft. at the right-of-way because of the radius that transitions the driveway into the parking lot. The actual driveway width is approximately 17' in the throat of the driveway, which would meet the intent of this section of the ordinance. Additionally, this driveway has previously been permitted through PennDOT.

4. §640-63.B (3) Parking facilities shall be set back from street right-of-way lines, property lines and building foundations a minimum of five feet. Staff supports the waiver.

The applicant is requesting a waiver from this section of the ordinance. Sheetz, Inc. leases approximately 0.183 acres of right-of-way area from PennDOT. The existing parking lot is in the lease area and the proposed parking lot will be relocated farther back from the curb line. As such a larger buffer from the curb line to the parking stalls will be provided after construction.

5. §640-63.I (3) A face-to-face setup shall be used for all drive-thru facilities to eliminate speaker noise. Alternatives may be considered by the Planning Commission where it can be shown that transactions will not be heard at the lot line at any time of day or night. Staff supports the waiver.

The proposed drive-thru will have a touch screen ordering point, but a speaker is provided to assist any customers that needs help while ordering. As such, the applicant is requesting a waiver from providing a fact-to-face setup since a majority of the orders will be placed via the touch-screen. Additionally, the closest residential property is approximately 450 ft. away

from the ordering point and is protected by the woods along the east side of the site.

6. §640-63.I (4) The exterior edge of the driveway shall be planted with a three-foot high hedge to screen automotive lights and noise. Staff supports the waiver.

The applicant is requesting a waiver from providing three-foot hedges along the north-east property line. Currently that side of the property serves as a drive-thru lane for the bank and there are no hedges along that property line. Additionally, that property line is shared with another commercial property. More specifically, the drive-thru will be directly adjacent to IQor's parking lot. As such the proposed drive-thru will not cause any light trespassing on any commercial building or residential household.

7. §640-65.E (3a-d) Islands shall be 6' wide and curbed. Within each island, there shall be one tree for each 18 feet of length. For each tree required in the island, six shrubs shall be required. There are 2 at grade paved islands (i.e. no curbing or landscaping) and several traditional islands (around the drive-thru and along 25th Avenue entrances and parking) without the required landscaping. Trees added to Islands that are close to the road can count towards the street tree requirements as well. A waiver with justification should be requested where necessary. Staff supports the waiver.

The applicant is asking for a waiver from providing landscaped islands adjacent to the parking in front of the store. Brick pavers will be utilized for the at-grade islands similar to those used in recently constructed Sheetz stores in the City. Additionally, the applicant is asking for a waiver from providing trees in the two islands adjacent to the drive-thru. There are multiple utilities that will be installed below these islands. To avoid potential damage to the utilities from the tree roots, the applicant is providing a landscaping plan which has multiple shrub species throughout these islands.

8. §640-65.F(1) No property shall have exterior speakers, unless approved on a temporary basis under the temporary us provisions below. Staff supports the waiver.

As previously stated, the proposed drive-thru will have a touch screen ordering point, but a speaker is provided to assist any customers that needs help while ordering. As such, the applicant is requesting a waiver from providing a face-to-face setup since a majority of the orders will be placed via the touch-screen.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated November 20, 2019 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this seventh day of January, 2020

ATTEST:

Secretary

Chair

6. **Sheetz Store #34** – This land development proposes not to merge two lots but to build two separate additions totaling 672 sqft. to an existing 4,056 sqft. Sheetz store at 1701 Seventh Avenue. One addition will face Seventeenth Street and the other Seventh Avenue. Both will be built over the existing interior sidewalk area. No additional impervious area is proposed, and no parking or interior circulation will be changed. Mr. Slusser again introduced, Mr. Bob Franks from Sheetz, Mr. Greg Geishauser, from Stiffler McGraw and Mr. Eric Banks, from Sheetz who is also present. These additions will be used to house a cooler and a seating area,

which this store has never had. A motion was made to approve Resolution No. 01-07-20-PSS19-0011 with the recommended waiver by James Dixon. Motion was seconded by Jennifer Mikolajczk. Motion passed with one abstention.

RESOLUTION NO. 01-07-20-PSS19-0011
A RESOLUTION APPROVING THE SHEETZ #34 AMENDED LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Sheetz, Inc. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct two new additions to the existing building located at 1701 7th Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.B(3) Parking facilities shall be set back from building foundations a minimum of five feet. Staff does not object to this waiver.
To comply with this section of the ordinance, the vehicular drive aisles around the store would need to be reduced in width. However, the widths of these drive aisles are currently the minimum that Sheetz, Inc. allows. To further reduce these widths would negatively impact circulation and safety in a high-traffic parking lot. To meet the intent of the ordinance, bollards will be placed approximately 1 foot from the building face at the front of each parking stall to protect the building in lieu of a five foot setback.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter City dated November 25, 2019 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the city prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this seventh day of January, 2020

ATTEST:

Secretary

Chair

7. **Kranbros, LLC** – This unified subdivision and land development application proposes to merge a lot at 503 East Plank Road (currently Wick Copy Center) and an adjacent lot at 515 East Plank Road (currently a plaza with Kranich's and a sub shop) into one lot. Then, it proposes the expansion of the existing plaza and parking area north along East Plank Road to Lowell Avenue. This expansion includes a 2,212 sqft. building addition, nine additional parking spaces, and access to Lowell Avenue across from McDonalds. Mr. Slusser presented the proposed Land Development Plan which includes a subdivision. It was decided to review the subdivision first for approval. A motion to accept the subdivision was

made by Jennifer Mikolajczk. Motion was seconded by Dave Albright. Motion passed unanimously. Mr. Slusser introduced David Pike, of Gwin, Dobson & Foreman Engineers and Michael Kranich of Kranbros, to help present the waivers that have been requested. Mr. Pike made one correction to the opening statement. There are 10 new parking spaces, not nine, one of those being an ADA space. Mr. Pike then presented the waivers. After a brief discussion about curbing on the 4th waiver, it was decided to take the waiver out of the resolution. A motion was made by Jennifer Mikolaczyk to approve Resolution No. 01-07-20-PAC19-0015 with the recommended waivers. Motion was seconded by Dave Albright. Motion passed unanimously.

RESOLUTION NO. 01-07-20-PAC19-0015
A RESOLUTION APPROVING THE KRANBROS, LLC BUILDING EXPANTION LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Kranbros, LLC (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to demolish the existing building and construct a new building addition at 503 East Plank Road, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.A(2): Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. Request: Given the future tenants building square footage requirements coupled with the existing developments building and parking lot layout, the design intent is to provide a

continuation of the existing building frontage as well as a continuation of the existing parking lot alignment. As designed the proposed access drive off Lowell Avenue is located 50 feet from the intersection with East Plank Road. It should be noted that there are two other access drives to the development, one from Plank Road and one from East Southey Avenue which will more evenly distribute traffic patterns. Staff does not object to this waiver.

2. §640-63.A(8): Parking shall not be permitted on an access driveway. Request: similar to the above request and to meet the parking requirements of the Applicant's future tenant, parking is indicated from the proposed access drive off Lowell Avenue. As stated in the above waiver request, the project design intent is in keeping with the existing building frontage and parking lot alignment so traffic flow and parking availability is unimpeded. It should be noted again that there are two other access drives to the development, one from Plank Road and one from East Southey Avenue which will more evenly distribute traffic patterns. Staff does not object to this waiver.
3. §640-63.C(3)(a): All stalls, except for parallel parking stalls, shall be 19 feet long. Request: In an effort to reduce impervious area the Applicant is requesting to reduce the standard stall length from 19 feet to 18 feet for the four (4) parking stalls adjacent to Plank Road. This will also provide greater separation distance between the parking lot and new sidewalk. The stalls fronting the building expansion will meet the ordinance requirement of 19 feet. Staff does not object to this waiver.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated January 2, 2020 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this seventh day of January, 2020

ATTEST:

Secretary

Chair

8. Staff Level Reviews – Staff has approved the following staff level subdivision/land development applications since the December 3, 2019, regular meeting.
1. 300 – 302 21st Avenue – Subdivision – Terry L. & Holly A. Garman – Final Approval - Recorded
 2. 314 Beale Avenue – Subdivision – Edward Nyiri – Under Review

URBAN REDEVELOPMENT

9. Spot Blight Declaration
904 3rd Avenue

Owner:

COMPREHENSIVE PLANNING

10. Mr. Slusser introduced Mr. David McFarland, Director of the Blair County Planning Commission who was here to present the Blair County Planning Commissions Comprehensive Plan.

INFORMATIONAL ITEMS

7. Planning Reports
- a. Grantsmanship activities (Consolidated Plan, Parking Garage)
 - b. Zoning Hearing Board
 - c. Shade Tree Commission – (no meeting)
 - d. GAEDC – (No Report)
 - e. Blair County Planning Commission –(No report)

8. **Commissioners Forum** – No report

9. **Questions from the Media and Public**

10. **Adjournment**

A motion was made by Dave Albright to adjourn the meeting at 5:10 P.M. Jennifer Mikolajczk seconded the motion. Motion passed unanimously.

Jennifer Mikolajczk, Secretary





PROJECT: MTRIN SHEET: _____ OF _____

CALCULATED BY: AK DATE: 1/30/2020

CHECKED BY: _____ DATE: _____

BLANCK: _____

EXISTING IMPROVEMENTS AREA

2634
434
2705
101716
816
1690
1125
3061

23191 SF

NEW IMPROVEMENTS AREA

4800 STORAGE BLOC
14363 NEW PRA LOT, SW @ BLOC
4628 G. R. AVE. SIDEWALK
186 MID. DRIVEWAY ENTRANCE
957 NEW 5TH AVE SIDEWALK
2634 DRIVEWAY ASPHALT (5TH AVE)

27,598.51

NEW INCREASE 4,417.51

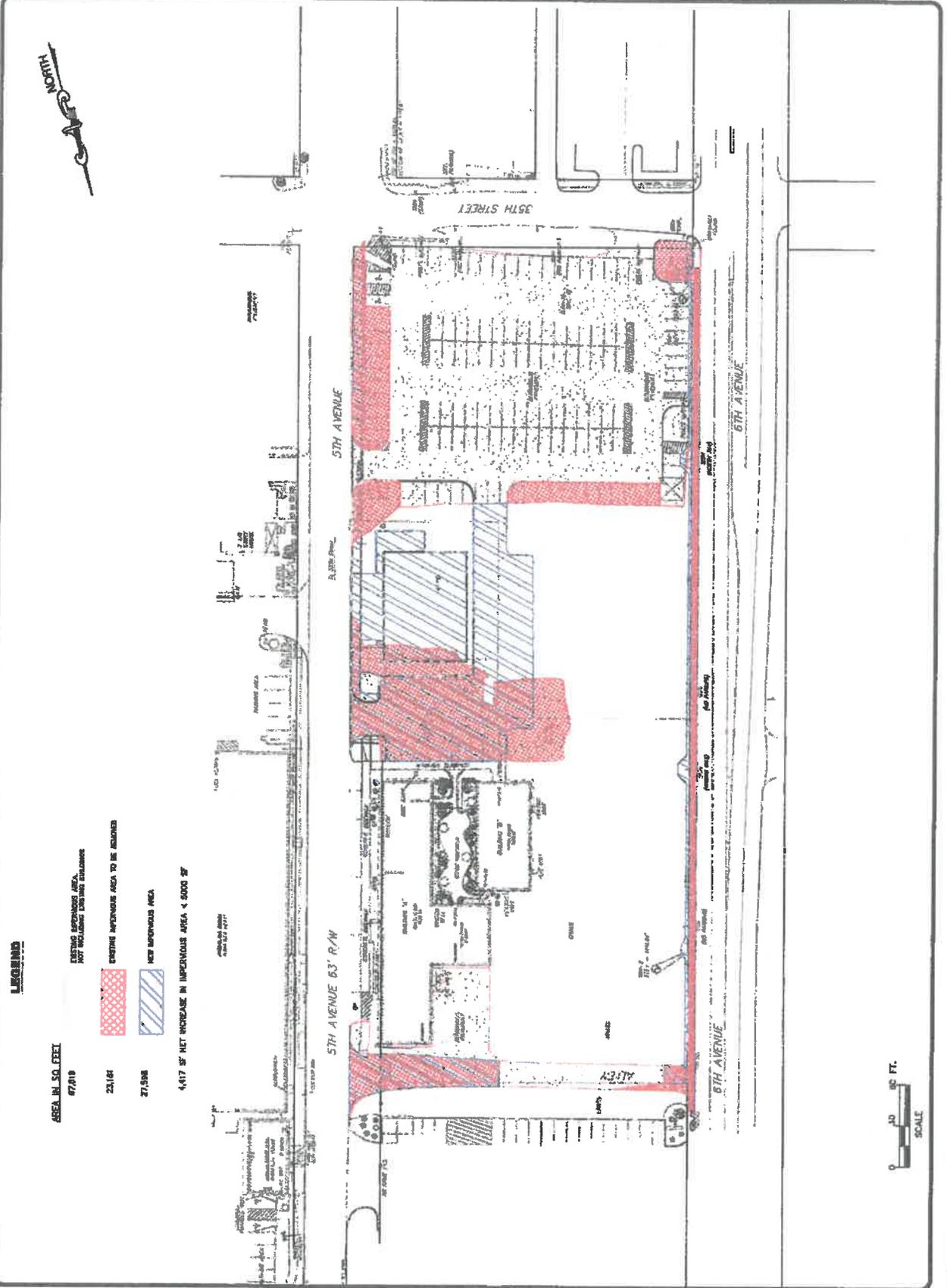
DATE	DESCRIPTION

NO.	REVISION

EAEB
ENGINEERING & ARCHITECTURE
 400 ALBERMAR DRIVE
 ROBERTSON, PA. 15067
 PHONE 914-432-8200
 FAX 914-432-8201
 WWW.EAEB.COM

**LAND DEVELOPMENT PLAN OF
 NEW STORAGE FACILITY
 FOR
 ANTRAX
 3201 FIFTH AVENUE
 ALTOONA, PENNSYLVANIA**

IMPV-1
 Drawing No.



ALTOONA CITY ENGINEER'S OFFICE: This plan was prepared by EAEB, Inc. under contract to the City of Altoona, PA. The City of Altoona, PA. is not responsible for the accuracy of the information provided herein.



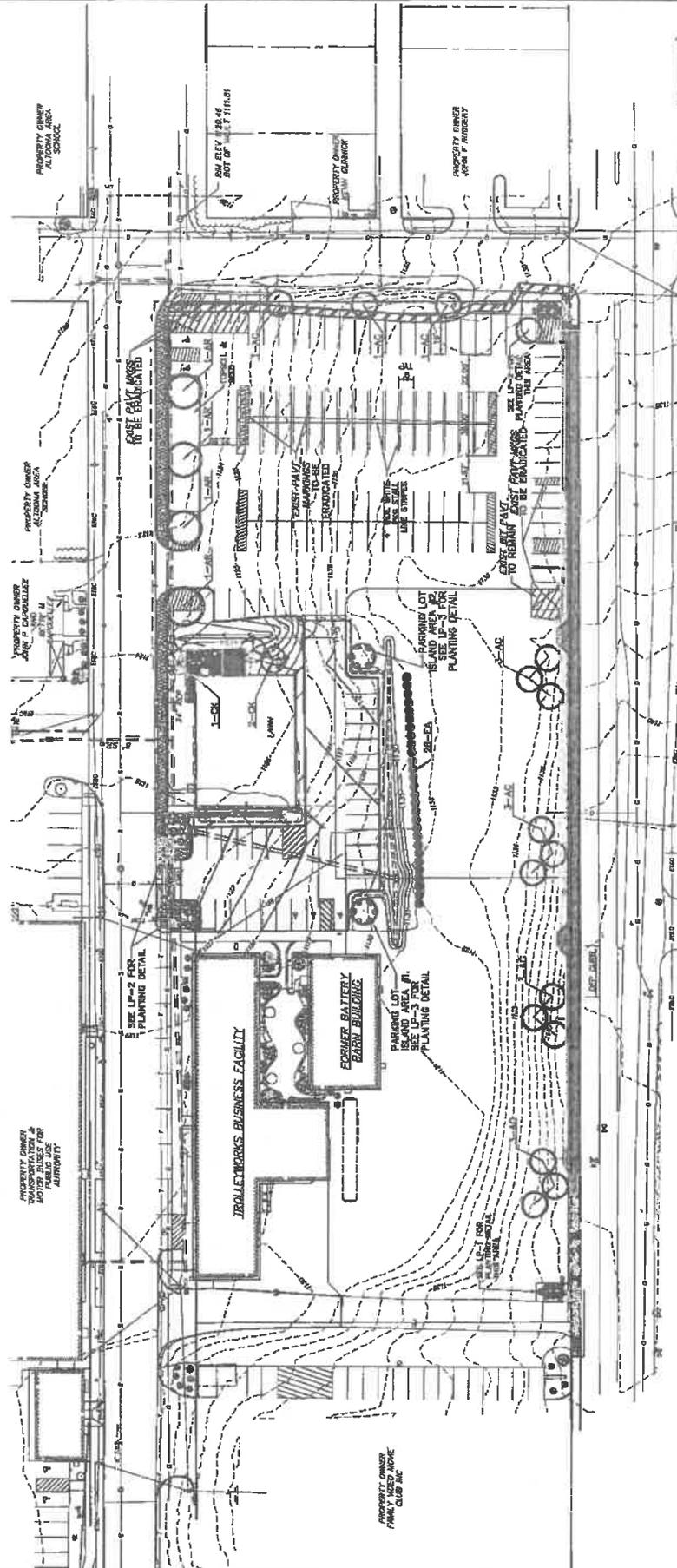
DATE	
DESCRIPTION	
BY	
CHECKED	
APPROVED	

480 AMERSBACH DRIVE
 QUAKERTOWN, PA 18951
 (610) 863-1000
 LEADS
 LANDSCAPE ARCHITECTURE
 P.A. 011-000000
 01/11/2023
 100-47071
 CREDIT PLAN - 100-47071

LAND DEVELOPMENT PLANS OF
 NEW STORAGE FACILITY
 FOR
 ANTIUM
 3301 PETH AVENUE
 ALLIUM, PENNSYLVANIA
 OVERALL PLANTING PLAN

Drawing No.
LP-1

CALL BEFORE YOU DIG!
 PENNSYLVANIA LAW REQUIRES
 THAT YOU CALL BEFORE YOU
 CONSTRUCTION PHASE AND TO WORKING
 STAGE IN DESIGN STAGE—STOP CALL
 Pennsylvania One Call System, Inc.
 1-800-942-1776
 SOCIAL NUMBER: 2616081746



LEGEND

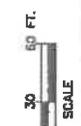
-  IDENTIFY CONCRETE SIDEWALK
-  PAVEMENT REPLACEMENT

NOTE: DO NOT SCALE DRAWING
 IT IS THE RESPONSIBILITY OF EACH CONTRACTOR AND
 ALL SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND
 LOCATIONS OF ALL UTILITIES, EASEMENTS, AND
 RECORDS OF TITLE, ETC. BEFORE COMMENCING
 CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE
 FOR OBTAINING ALL NECESSARY PERMITS AND
 RECORDS OF TITLE, ETC. BEFORE COMMENCING
 CONSTRUCTION.

TOP OF SOIL ON THE BOTTOM
 PLANS OF HYDRANT (SEEWALK 300)
 EL=113.42

OVERALL PLANTING PLAN

TOP OF SOIL ON THE BOTTOM
 PLANS OF HYDRANT (SEEWALK 300)
 EL=113.42



- PROPERTY OWNER: CHEN KE TU
- PROPERTY OWNER: GARY A BONDERS
- PROPERTY OWNER: MARK KAHNA
- PROPERTY OWNER: ZIMM BROTHERS
- PROPERTY OWNER: ZIMM BROTHERS
- PROPERTY OWNER: DONALD BROOKER
- PROPERTY OWNER: DAIRY LANE FARMS
- PROPERTY OWNER: KELLY KAYMAN
- PROPERTY OWNER: KOSIARSKI
- PROPERTY OWNER: PROPERIES
- PROPERTY OWNER: BRIAN'S EXCAVATION
- PROPERTY OWNER: HOWARD HARTIS
- PROPERTY OWNER: PAUL BROMBERG
- PROPERTY OWNER: MADON WISERMEYER
- PROPERTY OWNER: ALTON COVERTA
- PROPERTY OWNER: CLYDE ANDREY, INC



420 Allegheny Street
Post Office Box 81
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

January 23, 2020

2869-102

Mr. Lee C. Slusser, AICP
Director/Planning Administrator City of Altoona
Altoona City Hall, Suite 400
1301 12th Street
Altoona, PA 16601

RE: ALTOONA METRO TRANSIT – 3301 5TH AVENUE
LAND DEVELOPMENT REVIEW

Dear Mr. Slusser:

At the request of the City of Altoona, we have completed our review of the land development plan for the subject project. These plans represent a submission made to our office on November 12, 2019. The following information was supplied to our office for review concerning the redevelopment of a property located at 3301 5th Ave at the intersection of 35th Street in the City of Altoona, Blair County:

- Plot of Land Development Plan of New Storage Facility for AMTRAN as prepared by The EADS Group, 29 sheets, dated January 2020, indexed as Project No. 0120-19-293(0243)
- Response letter, List of Drawings and Adjacent Property Owners, Waiver Request letter, Impervious Comparison, Sign Permit Evaluation, parking space analysis, and DEP Environmental Covenant.

The above information has been reviewed for conformance with Chapter 620 and 640 of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. The following comments are based on our interpretation of these regulations; however, the members of the Altoona City Planning Commission have the final decision regarding comments for the construction plans. Therefore, the developer must endeavor to secure any and all comments relative to final plan approval individual members of the Altoona City Planning Commission and/or the City of Altoona Department of Community Development and Department of Public Works staff may have on this project.

This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Please instruct the developer to address the following comments and proceed with final plan preparation.

General

1. *Please note all signs are required to obtain a sign permit from the City of Altoona. Approval of a land development plan does not guarantee the issuance of any sign permits. The City's Zoning officer should be contacted to discuss further. Sign calculations were sent with this submission. These are not reviewed as part of the land development approval. This comment is advisory.*

Chapter 620 Stormwater Management, Erosion and Sediment Control

2. 620-1.B. Provide proof of E&S approval from the Blair County Conservation District upon receipt.
3. 620-10.C(Modifications). No modification or changes, during or after construction, to the approved Stormwater Management Plan are permitted without written permission from the City of Altoona. This has been acknowledged.

4. 620-12. Stormwater management technical standards
 - C(2h) For inlets, provide pre-cast or after-market medallions with wording such as "only rain in the drain," "drains to the stream," "stormwater only," "no dumping," etc. Blue Paint is not an adequate substitute for a pre-cast or after-market medallions as the paint would wear off. This can be further discussed with DPW. If it is determined to allow paint, this should be added to the maintenance plan for the site.
 - C(2l) A separate fee will be charged by the City of Altoona for the tapping of any public storm sewer or existing inlet. Said fee shall include the cost of the tap inspection. The tapping fee is \$250.00 per tap. Since two new facilities are being added over storm sewer at 5th Avenue, the fee would be \$500.00. Contractor should contact the Public Works Office at 949-2446, 24 hours in advance of the work being done. This has been acknowledged.
5. 620-13 Stormwater plan requirements
 - B(1a) *Even if no plan is required, the owner still must provide adequate stormwater management, such as roof drain seepage pits or any other stormwater management that may be required by the City.*
 - A waiver is being requested to providing permanent stormwater management BMPs citing the Environmental Covenant and its limitations pertaining to this site. Review of the provided environmental covenant and exhibit B, appears to indicate only 3 small areas on the overall site that are subject to limiting excavation, etc. Most of the development appears to be outside of these 3 areas depicted and does not appear to be subject to any restrictions. Although we concur the project is exempt from providing a plan, it is not exempt from providing stormwater management. A waiver to providing stormwater management is not supported by DPW.
 - DPW is requesting consideration of using curb cuts and depressed areas or possible landscaping bioswales on the eastern side of the new parking lot to address water quality. Alternately at a minimum DPW requests that inlet water quality filters are added to the inlets in addition to the sump to show that something is being done to help with stormwater management.
 - Additionally it appears pavement is proposed to be removed from the northwest area of the large existing parking lot that falls in Area C of the subject areas. The environmental covenant appears to require PADEP approval of this work.
 - C(4) Provide a signature block on the plans that reads: "I (qualified professional), on this date (date of signature), hereby certifies that the stormwater management site plan meets all design standards and criteria of Chapter 620 of the City of Altoona codified ordinances, as amended (number assigned to the ordinance)." Although a report is not required stormwater should still be provided. DPW would not support a waiver to state stormwater requirements.
 - F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan. The as-built plans and an explanation of any discrepancies with the construction plans shall be submitted to the City. Include a final certification statement to the as-built or record drawings as stated in this section. This has been acknowledged.
6. 620-15 Operation and maintenance
 - A(1) Facilities, areas, or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. As indicated previously the Environmental Covenant appears to only apply to three small areas of the site as shown on Exhibit B that are generally not affected by this project.
 - B(2) Other items may be included in the O&M agreement where determined necessary to guarantee the satisfactory maintenance of all facilities. Please prepare a Site Inspection Form that will be used for post construction stormwater inspections by the owner. These forms shall be of such to indicate how facilities shall be inspected, include all stormwater features from

proposed plan as well as existing facilities and at what required frequency these inspections should occur.

7. 620-16.A. The city (Department of Public Works) requires a review fee. DPW's review fee is \$250.00. The consultant review fee will be in addition to the in-house reviews. This has been acknowledged.

Chapter 640 Subdivision of Land and Land Developments

1. 640-57.H. Provide proof of review and approval from the County Planning Commission. This has been acknowledged.
2. 640-63. Parking and vehicular access
 - A(2)part1 No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. Response and revised plans indicate that the entrances onto 35th Street are being blocked with permanent bollards and the entrance onto 6th Avenue from the large parking lot is being removed. A waiver is requested to allow the one (1) existing entrance onto 5th Avenue; however, this entrance appears to be greater than 100' from the intersection and a waiver would not be required. In lieu of the bollards, DPW requests that the excess pavement from the former entrances onto 35th Street be removed (where not necessary for the pedestrian path). This would further reduce the impervious increase and lessen the stormwater impact.
 - A(4) No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic. The plans propose a 53'-10" access into the new storage building (3 garage doors) from 5th Avenue. A waiver has been requested. Given the use of the building and existing traffic on 5th Avenue, staff does not oppose the grant of this waiver.
 - A(10)part1 State highway occupancy permits are required for access to a state highway. Provide proof of review and approval for the one access drive adjacent to the family video lot and all other work within the state road right-of-way (sidewalk). Response indicates an HOP is in process.
 - A(10)part2 City permits are required to access a City street. All existing and proposed drives must be permitted. All driveways shall adhere to the City's driveway ordinance and current ADA standards (if applicable). The driveway permit fee is \$125.00 per driveway. This has been acknowledged.
 - B(3) Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. A waiver is requested for the existing parking spaces along 35th Street. Staff does not oppose granting this waiver.
 - C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility. Will the proposed storage building access onto 5th Avenue require regular maneuvering in the right-of-way? The response indicates that the building is set back that turning into the building will not cause excess maneuvering; however, it is unclear if vehicles will have to back into the street to get out. If so a waiver with justification should be requested.
 - C(7) *Curbing shall be placed at the edges of all surfaced areas, including islands. Please provide or request a waiver with justification.* A waiver was requested to not install curbing at the rear of the new parking lot due to snow removal. They also indicated that due to location behind building, this is out of sight. Staff does not support this waiver. It is our understanding that the developer has agreed to add this curbing.
 - D(2) The parking calculations provided indicate a requirement of 30 spaces and state only 29 off-street spaces are provided and an additional 8 spaces are provided on-street. Please note, the ordinance parking requirements are off-street parking requirements. Although not indicated

in the calculations, due to the large existing lot adjacent to the garage, there is ample off-street parking provided.

3. 640-64.A(1) Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well.
 - DPW has requested that the curb and sidewalk improvements continue down 5th Avenue from the New Storage Building to 35th Street.
 - A waiver was requested to providing sidewalks along the north side of 35th Street stating that they are proposed on the opposite side of 35th Street and that the existing slope between the edge of the street and parking lot is generally 2:1. Staff opposes this waiver. Planning staff does support an alternative pedestrian access between 5th and 6th Avenues through the existing parking lot if delineated on the plans for the entire route. It must connect to the sidewalk along 6th Avenue and the pedestrian path along 5th Avenue. It also must be ADA compliant as much as technically feasible to do so.
4. 640-65. Landscaping
 - A(2) *Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage, equidistantly if possible. Street Trees are required along 35th Street and 5th Avenue in addition to 6th Avenue. A waiver was requested to planting street trees along 35th Street and 5th Street noting slope and overhead utilities. Staff does not support this waiver indicating that trees may be planted so long as they are the right species, such as hedge maple, and they can be planted within the right-of-way of 5th Avenue. It is our understanding that the Developer has agreed to add street trees as requested.*
 - A(5e) Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan. This has been acknowledged; however, this also should be stated on the plan.
 - C(4) Along the parking lot, trees and shrubs shall be planted (3' on center) so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. It appears a waiver may be desired. Due to the grade changes of the site, staff has no objection to this waiver.
 - E(3a-d). Islands shall be 6' wide and curbed. Within each island, there shall be one tree for each 18 feet of length. For each tree required in the island, six shrubs shall be required. There does not appear to be curbing around all the islands nor is the required landscaping being provided.
 - There appears to be 2 trees shown on Sheet C-2 in the islands around the new parking area; however, they do not appear to provide any trees in the two islands closer to 5th Ave for the new parking lot. Additionally none of the 6 shrubs per tree appear to be provided. There also appears to be an at grade paved island near the northwest corner of the New Storage Building. No waiver was requested for any of these discrepancies. Additionally please show all landscaping on the Planting Plans so none get missed.
 - A waiver has been requested to not provide islands in the existing large parking lot. Given that this is an existing facility, staff does not oppose this waiver.
 - G(1-3) If dumpsters are necessary, they must be shown on the plan and conform with this section. There was no response to this comment.

Please contact me at 814-696-7430 or sshoenfelt@keller-engineers.com if you have any questions or would like additional information.

Sincerely,



Stephanie C. Shoenfelt, PE
Land Development Division

30 January 2020

Mr. Lee C. Slusser, AICP
 Director/Planning Administrator City of Altoona
 Altoona City Hall, Suite 400
 1301 12th Street
 Altoona, PA 16601

**ALTOONA METRO TRANSIT – 3301 5TH AVENUE
 NEW STORAGE GARAGE PROJECT
 LAND DEVELOPMENT PLAN REVIEW**

Dear Mr. Slusser:

The following are responses to the Land Development Review letter dated January 23, 2020:

General

1. *Please note all signs are required to obtain a sign permit from the City of Altoona. Approval of a land development plan does not guarantee the issuance of any sign permits. The City's Zoning Officer should be contacted to discuss further.* Sign calculations were sent with this submission. These are not reviewed as part of the land development approval. This comment is advisory. **Response: We prepared and submitted a Sign Permit Application to the Zoning Officer.**

Chapter 620 Stormwater Management, Erosion and Sediment Control

2. 620-1.B. Provide proof of E&S approval from the Blair County Conservation District upon receipt. **Response: We have addressed comments from the Conservation District and will forward the approval letter to the City upon receipt.**
4. 620-12. Stormwater management technical standards
 - C(2h) For inlets, provide pre-cast or after-market medallions with wording such as "only rain in the drain," "drains to the stream," "stormwater only," "no dumping," etc. Blue Paint is not an adequate substitute for a pre-cast or after-market medallions as the paint would wear off. This can be further discussed with DPW. If it is determined to allow paint, this should be added to the maintenance plan for the site. **Response: We revised the Inlet Detail to depict the required a medallion. Refer to Drawing No. C-11.**
 - C(2i) A separate fee will be charged by the City of Altoona for the tapping of any public storm sewer or existing inlet. Said fee shall include the cost of the tap inspection. The tapping fee is \$250.00 per tap. Since two new facilities are being added over storm sewer at 5th Avenue, the fee would be \$500.00. Contractor should contact the Public Works Office at 949-2446, 24 hours in advance of the work being done. This has been acknowledged. **Response: AMTRAN will pay all fees once a total has been established by the City.**

5. 620-13 Stormwater plan requirements

- *B(1a) Even if no plan is required, the owner still must provide adequate stormwater management, such as roof drain seepage pits or any other stormwater management that may be required by the City.*
 - > A waiver is being requested to providing permanent stormwater management BMPs citing the Environmental Covenant and its limitations pertaining to this site. Review of the provided environmental covenant and exhibit B, appears to indicate only 3 small areas on the overall site that are subject to limiting excavation, etc. Most of the development appears to be outside of these 3 areas depicted and does not appear to be subject to any restrictions. Although we concur the project is exempt from providing a plan, it is not exempt from providing stormwater management. A waiver to providing stormwater management is not supported by DPW. **Response: The entire property is classified as an Act 2 Industrial Site by EPA and DEP. The three (3) areas, A, B and C, are “hot spots” which are subject to the deed covenant and include special restrictions. In the interest of water quality, we do not recommend introducing groundwater via roof drain dry wells and bio-swales anywhere on the AMTRAN property as the migration of groundwater is unknown and the infusion of additional groundwater may enter the “hot spots” which could contaminate the groundwater supply in the area. We are agreeable to installing the water quality filters in all new inlets as suggested below.**
 - > DPW is requesting consideration of using curb cuts and depressed areas or possible landscaping bioswales on the eastern side of the new parking lot to address water quality. Alternately at a minimum DPW requests that inlet water quality filters are added to the inlets in addition to the sump to show that something is being done to help with stormwater management. **Response: Inlet water quality filters will be added to the three (3) new inlets. A note has been added to the Inlet Detail on Drawing No. C-11. We have inquired with DPW regarding the preferred type and are awaiting a response.**
 - > Additionally it appears pavement is proposed to be removed from the northwest area of the large existing parking lot that falls in Area C of the subject areas. The environmental covenant appears to require PADEP approval of this work. **Response: The final plan once all the revisions and waivers are approved by the City will be submitted to DEP.**

- C(4) Provide a signature block on the plans that reads: "I (qualified professional), on this date (date of signature), hereby certifies that the stormwater management site plan meets all design standards and criteria of Chapter 620 of the City of Altoona codified ordinances, as amended (number assigned to the ordinance)." Although a report is not required stormwater should still be provided. DPW would not support a waiver to state stormwater requirements. **Response: Done.**
 - F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan. The as-built plans and an explanation of any discrepancies with the construction plans shall be submitted to the City. Include a final certification statement to the as-built or record drawings as stated in this section. This has been acknowledged. **Response: No further response is necessary.**
6. 620-15 Operation and maintenance
- A(1) Facilities, areas, or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. As indicated previously the Environmental Covenant appears to only apply to three small areas of the site as shown on Exhibit B that are generally not affected by this project. **Response: Acknowledged.**
 - B(2) Other items may be included in the O&M agreement where determined necessary to guarantee the satisfactory maintenance of all facilities. Please prepare a Site Inspection Form that will be used for post construction stormwater inspections by the owner. These forms shall be of such to indicate how facilities shall be inspected, include all stormwater features from proposed plan as well as existing facilities and at what required frequency these inspections should occur. **Response: A Site Inspection Form will be provided to AMTRAN with a copy to DPW.**
7. 620-16.A. The city (Department of Public Works) requires a review fee. DPW's review fee is \$250.00. The consultant review fee will be in addition to the in-house reviews. This has been acknowledged. **Response: AMTRAN will pay all fees once a total has been established by the City.**

Chapter 640 Subdivision of Land and Land Developments

1. 640-57.H. Provide proof of review and approval from the County Planning Commission. This has been acknowledged. **Response: Drawings have been submitted to the Blair County Planning Commission for their compatibility review of the County Comprehensive Plan. We will forward their approval letter to the City upon receipt.**

2. 640-63. Parking and vehicular access

- A(2)part1 No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. Response and revised plans indicate that the entrances onto 35th Street are being blocked with permanent bollards and the entrance onto 6th Avenue from the large parking lot is being removed. A waiver is requested to allow the one (1) existing entrance onto 5th Avenue; however, this entrance appears to be greater than 100' from the intersection and a waiver would not be required. In lieu of the bollards, DPW requests that the excess pavement from the former entrances onto 35th Street be removed (where not necessary for the pedestrian path). This would further reduce the impervious increase and lessen the stormwater impact. **Response: We cannot remove the pavement at the former driveways as part of this project without exceeding more than 1.0 acre in total earth disturbance which is the threshold which necessitates an NPDES Permit. An NPDES Permit would delay the project by 45-60 days and add thousands of dollars to the cost of the project. If the contractor bid cost exceeds the available grant funds, the project will not proceed.**
- A(4) No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic. The plans propose a 53'-10" access into the new storage building (3 garage doors) from 5th Avenue. A waiver has been requested. Given the use of the building and existing traffic on 5th Avenue, staff does not oppose the grant of this waiver. **Response: No further response is necessary.**
- A(10) part 1 State highway occupancy permits are required for access to a state highway. Provide proof of review and approval for the one access drive adjacent to the family video lot and all other work within the state road right-of-way (sidewalk). Response indicates an HOP is in process. **Response: We had a meeting with PennDOT in December and made the Cycle 2 Submission. The HOP approval letter will be forwarded to the City upon receipt from PennDOT.**
- A(10) part 2 City permits are required to access a City street. All existing and proposed drives must be permitted. All driveways shall adhere to the City's driveway ordinance and current ADA standards (if applicable). The driveway permit fee is \$125.00 per driveway. This has been acknowledged. **Response: AMTRAN will pay all fees once a total has been established by the City.**

- B(3) Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. A waiver is requested for the existing parking spaces along 35th Street. Staff does not oppose granting this waiver. **Response: This waiver is no longer necessary due to the required pedestrian walkway depicted on the south side of the large parking lot.**
 - C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility. Will the proposed storage building access onto 5th Avenue require regular maneuvering in the right-of-way? The response indicates that the building is set back that turning into the building will not cause excess maneuvering; however, it is unclear if vehicles will have to back into the street to get out. If so a waiver with justification should be requested. **Response: The vehicles to be stored in the new garage are no larger than standard pickup trucks which can back out and maneuver in the typical 24 feet wide access aisle of a parking lot. Therefore, they can maneuver on the new concrete apron in front of the overhead doors and not on 5th Avenue.**
 - C(7) *Curbing shall be placed at the edges of all surfaced areas, including islands. Please provide or request a waiver with justification.* A waiver was requested to not install curbing at the rear of the new parking lot due to snow removal. They also indicated that due to location behind building, this is out of sight. Staff does not support this waiver. It is our understanding that the developer has agreed to add this curbing. **Response: A concrete curb has been added to the rear of the parking lot. Refer to Drawing No. C-3.**
 - D(2) The parking calculations provided indicate a requirement of 30 spaces and state only 29 off-street spaces are provided and an additional 8 spaces are provided on-street. Please note, the ordinance parking requirements are off-street parking requirements. Although not indicated in the calculations, due to the large existing lot adjacent to the garage, there is ample off-street parking provided. **Response: No further response is necessary.**
3. 640-64.A(1) Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well.
- DPW has requested that the curb and sidewalk improvements continue down 5th Avenue from the New Storage Building to 35th Street. **Response: Done. Refer to Drawing No. C-2.**

- A waiver was requested to providing sidewalks along the north side of 35th Street stating that they are proposed on the opposite side of 35th Street and that the existing slope between the edge of the street and parking lot is generally 2:1. Staff opposes this waiver. Planning staff does support an alternative pedestrian access between 5th and 6th Avenues through the existing parking lot if delineated on the plans for the entire route. It must connect to the sidewalk along 6th Avenue and the pedestrian path along 5th Avenue. It also must be ADA compliant as much as technically feasible to do so. **Response: A pedestrian access/walkway is depicted on Drawing No. C-2 to be delineated with paint markings along the south side of the large parking lot which will provide pedestrian access from 6th Avenue to 5th Avenue.**
4. 640-65. Landscaping
- *A(2) Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage, equidistantly if possible. Street Trees are required along 35th Street and 5th Avenue in addition to 6th Avenue.* A waiver was requested to planting street trees along 35th Street and 5th Street noting slope and overhead utilities. Staff does not support this waiver indicating that trees may be planted so long as they are the right species, such as hedge maple, and they can be planted within the right-of-way of 5th Avenue. It is our understanding that the Developer has agreed to add street trees as requested. **Response: Three (3) Hedge Maple trees have been added to the existing island along 35th Street. Refer to the attached Drawing No. LP-1.**
 - *A(5e) Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan. This has been acknowledged; however, this also should be stated on the plan.* **Response: Refer to the note added to the Plant Schedule on Drawing No. LP-2.**
 - *C(4) Along the parking lot, trees and shrubs shall be planted (3' on center) so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. It appears a waiver may be desired. Due to the grade changes of the site, staff has no objection to this waiver.* **Response: A waiver has been requested. Please refer to the List of Waivers.**
 - *E(3a-d). Islands shall be 6' wide and curbed. Within each island, there shall be one tree for each 18 feet of length. For each tree required in the island, six shrubs shall be required. There does not appear to be curbing around all the islands nor is the required landscaping being provided.*

- > There appears to be 2 trees shown on Sheet C-2 in the islands around the new parking area; however, they do not appear to provide any trees in the two islands closer to 5th Ave for the new parking lot. Additionally none of the 6 shrubs per tree appear to be provided. There also appears to be an at grade paved island near the northwest corner of the New Storage Building. No waiver was requested for any of these discrepancies. Additionally please show all landscaping on the Planting Plans so none get missed. **Response: Shrubs have been added to all four (4) islands in the new parking lot. The Owner prefers to not add trees to the two islands along 5th Avenue due to the congestion of sidewalk and utilities within these areas and due to safety/sight distance. The Owner does not want the internal, at grade paved island in the new parking lot to be a raised island with curbing as it is unnecessary and would be a detriment to vehicular circulation and snow removal. A waiver is requested to not install the two (2) trees in the islands closest to 5th Avenue.**

- > A waiver has been requested to not provide islands in the existing large parking lot. Given that this is an existing facility, staff does not oppose this waiver. **Response: No further response is necessary.**

- G(1-3) If dumpsters are necessary, they must be shown on the plan and conform with this section. There was no response to this comment. **Response: There are no dumpsters proposed for the Storage Facility Project.**

Please do not hesitate to contact me at 814-445-6551 or gelliott@eadsarchitects.com if you have any questions or require additional information.

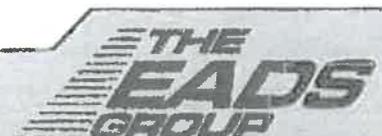
Respectfully submitted,
The EADS Group, Inc.



Gregory L. Elliott, RLA – Vice President
Manager of Architecture & Site Development

c.c.: Stephanie C. Shoenfelt, P.E. – Keller Engineers

\\192.168.0.15v drive\0243 amtran\storage garage\site design\storage bldg and fifth ave sidewalk\04 correspondence\letters\city review two.docx



**LIST OF WAIVER REQUESTS
15 JANUARY 2020**

Article II STORMWATER MANAGEMENT, § 620-9 THRU § 620-15

1. AMTRAN is requesting a waiver exempting this project from the requirement to provide permanent stormwater management BMPs. The AMTRAN property is subject to a PaDEP Environmental Covenant which has established activity and use limitations. These limitations are based on a Baseline Environmental Report (BER) document that demonstrated attainment of DEP's Act 2 Special Industrial Area Standards for soil and ground water. The property owner is to maintain existing impervious areas at certain areas and to limit groundwater infiltration. In accordance with section 620-13 B(1) of the Ordinance, AMTRAN is also requesting an exemption from the requirement to have a Stormwater Management Plan because the proposed project will not create an increase in impervious area of 5000 SF or greater. Impervious area will be increased by 4417 SF. The analysis of the pre and post development impervious areas is attached.

Chapter 640 SUBDIVISION AND LAND DEVELOPMENT § 640-63 Parking & Vehicular Access

1. AMTRAN is requesting a waiver for the width of the driveway from 5TH Avenue to the proposed storage garage. The width of the driveway apron is needed to match the three overhead garage doors into the new building.
2. AMTRAN is requesting a waiver to not install a concrete sidewalk along the north side of 35TH Street. There is an existing sidewalk along the opposite side of 35TH Street. The existing slope between the edge of the street and the adjacent parking lot is generally 2:1. Because of this slope, a retaining wall would most likely be required or the slope would need to be cut back into the existing parking lot which would eliminate parking spaces. We propose to delineate a walkway with paint markings on the south side of the existing large parking lot to allow a paved pedestrian connection between 6th Avenue and 5th Avenue.

**ALTOONA METRO TRANSIT – 3301 5TH AVENUE
NEW STORAGE GARAGE PROJECT
LAND DEVELOPMENT PLAN REVIEW
PAGE 2 OF 2**

3. AMTRAN is requesting a waiver to not construct curbed islands in the existing parking lot. This lot is used only occasionally by AMTRAN for bus driver training. Raised islands would not be conducive to this activity. Otherwise, the lot is only used by a third-party for parking during events at Mansion Park at the discretion of AMTRAN. The parking lot is normally chained off.

4. Along the parking lot, trees and shrubs are required by ordinance to be planted (3' on center) so as to screen the parking facility from all surrounding streets and properties. We request a waiver for this item due to existing grade changes and the fact that the large parking lot has existed as is for many years.

1301 Twelfth Street, Suite 400
Altoona, Pennsylvania 16601

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Lee C. Slusser, AICP
Department Director

- * Planning and Zoning
- * Community Development
- * Housing Rehabilitation
- * Fair Housing
- * Shade Tree
- * GIS

February 4, 2020

Mr. Eric Wolf, General Manager
Amtran
3301 Fifth Avenue
Altoona, PA 16602

**RE: NEW STORAGE FACILITY FOR ALTOONA METRO TRANSIT LAND
DEVELOPMENT PLAN**

Dear Eric,

On Tuesday, February 4, 2020, the Altoona City Planning Commission approved with conditions the **NEW STORAGE FACILITY FOR ALTOONA METRO TRANSIT LAND DEVELOPMENT PLAN**, 3301 Fifth Avenue, Altoona, Pennsylvania, in accordance with the conditions outlined in the attached resolution number **02-04-20-PAC19-0014**. Once the conditions outlined in the resolution are completed, we will release the plans for recording. Please sign the attached form and return it to this office.

If you should have any questions, please feel free to call Nick Ardizzone at (814) 949-2470.

for the
ALTOONA CITY PLANNING COMMISSION

Lee C. Slusser, AICP, Planning Administrator
Planning & Community Development, Director



Printed on Recycled Paper

February 4, 2020

To: Altoona City Planning Commission

We accept the conditions of approval for the **NEW STORAGE FACILITY FOR ALTOONA METRO TRANSIT LAND DEVELOPMENT PLAN**, 3301 Fifth Avenue, Altoona, Pennsylvania, as outlined in Resolution **02-04-20-PAC19-0014**, adopted by the Altoona City Planning Commission on February 4, 2020.

ALTOONA METRO TRANSIT

Signature: Eric Wolf, General Manager

Date

RESOLUTION NO. 02-04-20-PAC19-0014
A RESOLUTION APPROVING THE NEW STORAGE FACILITY FOR ALTOONA METRO TRANSIT
LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by ALTOONA METRO TRANSIT (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a new STORAGE BUILDING at 3301 Fifth Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.A(4): No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic. The plans propose a 53'-10" access into the new storage building (3 garage doors) from 5th Avenue. A waiver has been requested. Given the use of the building and existing traffic on 5th Avenue. Staff does not oppose this waiver.
2. §640-64.A(1): Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well. Staff does not oppose granting this waiver. A waiver has been requested to not install a concrete sidewalk along the north side of 35th Street. There is an existing sidewalk along the opposing side of 35th Street. The existing slop between the edge of the street and the adjacent parking lot is generally 2:1. Because of this slop, a retaining wall would most likely be require or the slope would need to be cut back into the existing parking lot which would eliminate parking spaces. It is proposed to delineate a walkway with paint markings on the south side of the existing large parking lot to allow a paved pedestrian connection between 6th Avenue and 5th Avenue. Staff has no objection to this waiver.
3. §640-65.C(4): Along the parking lot, tree and shrubs shall be planted (3' on center) so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. Staff has no objection to this waiver.
4. §640-65.E(3): Where a parking space abuts any element of the parking or loading facility except the access directly servicing the space or another parking space, an island shall be installed to protect the parking vehicle from the moving vehicles and to provide definition to traffic patterns. A waiver has been requested to not provide islands in the existing large parking lot formerly known as the Roaring River Mills site. Given that this is an existing facility, staff does not oppose this waiver.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated January 23, 2020 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this fourth day of February, 2020

ATTEST:

Secretary

Chair

PROJECT DESCRIPTION

Sheetz Store #187 Altoona- Building Addition City of Altoona, Blair County, PA

December 6, 2019

SMAI Project No. 19-2037

Sheetz, Inc. is proposing to construct two small building additions at their convenience store located at 400 East Plank Road in the City of Altoona, Blair County. The additions will be constructed to accommodate interior seating and cooler space.

The original land development plan for this store was approved by the City of Altoona in 2010.

The site is located in the "C-HB Highway Business Commercial" zoning district. The surrounding land use is commercial property. The site is currently being used as a commercial property and has historically been utilized as a commercial property.

With the proposed additions totaling 325 square feet, the new building size will be 5,131 square feet. All construction will be confined to the existing sidewalk area. Therefore, no additional impervious surface will be created and no changes to existing stormwater runoff rates or volumes will be experienced.

Based on similar projects of this type, Sheetz does not anticipate an increase in vehicular traffic or sanitary sewage flows.



420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

January 3, 2020

2869-105

Mr. Lee C. Slusser, AICP
Director/Planning Administrator City of Altoona
Altoona City Hall, Suite 400
1301 12th Street
Altoona, PA 16601

RE: SHEETZ STORE #187 – 400 E. PLANK ROAD
LAND DEVELOPMENT REVIEW

Dear Mr. Slusser:

At the request of the City of Altoona, we have completed our review of the land development plan for the subject project. These plans represent a submission made to our office on December 16, 2019. The following information was supplied to our office for review concerning an addition to the existing development property located at 400 E. Plank Road in the City of Altoona, Blair County:

- Plot of Sheetz Store #187 Altoona Building Addition Land Development Amendment as prepared by Stiffler, McGraw, 3 sheets, dated December 2019, indexed as Project No. 19-2037
- Application and project description.

The above information has been reviewed for conformance with Chapter 620 and 640 of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. The following comments are based on our interpretation of these regulations; however, the members of the Altoona City Planning Commission have the final decision regarding comments for the construction plans. Therefore, the developer must endeavor to secure any and all comments relative to final plan approval individual members of the Altoona City Planning Commission and/or the City of Altoona Department of Community Development and Department of Public Works staff may have on this project.

This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Please instruct the developer to address the following comments and proceed with final plan preparation.

Chapter 620 Stormwater Management, Erosion and Sediment Control

1. 620-13.B(1a) Please provide a statement on the plan that all existing and stormwater management is to be maintained in accordance with previously approved plans.

Chapter 640 Subdivision of Land and Land Developments

2. 640-57. Submission of land developments
 - C. Provide a list of waivers being requested by the applicant, along with an explanation as to why the applicant feels each waiver request is appropriate.
 - H. Provide proof of review and approval from the County Planning Commission.

- J. A digital copy of the site plans for a new development must be submitted in a PDF or similar format, which can be transmitted electronically. PDF's can be emailed to lslusser@altoonapa.gov.
3. 640-58. Additional land development plan requirements
- G. Provide the name(s), signature(s), and professional seal(s) of the designer(s) that prepared the plan.
 - Q. Please show the location of all landscaping, including existing or proposed trees, shrubs, grass, mulched areas, etc. Size and type of plant materials shall be noted on the plan, and a planting detail showing how trees and shrubs are to be planted (size of hole, use of fill, stakes, wiring, etc.) shall be included. Please note any previously required landscaping as shown on previously approved plan should be shown and where it has died should be indicated on this plan to be replaced. This should include street trees, island trees and shrubs, and shrub rows that shield parking.
4. 640-63.B(3) Parking facilities shall be set back from street building foundations a minimum of five feet. A waiver should be requested and justified. Staff has no objection due to the proposed bollards.

Please contact me at 814-696-7430 or sshoenfelt@keller-engineers.com if you have any questions or would like additional information.

Sincerely,



Stephanie C. Shoenfelt, PE
Land Development Division

1301 Twelfth Street, Suite 400
Altoona, Pennsylvania 16601

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Lee C. Slusser, AICP
Department Director

- * Planning and Zoning
- * Community Development
- * Housing Rehabilitation
- * Fair Housing
- * Shade Tree
- * GIS

February 4, 2020

Mr. Grant Shaffer, P.E.
C/O Sheetz, Inc.
351 Sheetz Way
Claysburg, PA 16625

RE: SHEETZ #187 AMENDED LAND DEVELOPMENT PLAN

Dear Grant,

On Tuesday, February 4, 2020, the Altoona City Planning Commission approved with conditions the **SHEETZ #187 AMENDED LAND DEVELOPMENT PLAN**, 400 East Plank Road, Altoona, Pennsylvania, in accordance with the conditions outlined in the attach resolution number **02-04-20-PAC19-0016**. Once the conditions outlined in the resolution are completed, we will release the plans for recording. Please sign the attached form and return it to this office.

If you should have any questions, please feel free to call Nick Ardizzone at (814) 949-2470.

for the
ALTOONA CITY PLANNING COMMISSION

Lee C. Slusser, AICP, Planning Administrator
Planning & Community Development, Director



Printed on Recycled Paper

February 4, 2020

To: Altoona City Planning Commission

We accept the conditions of approval for the **SHEETZ #187 AMENDED LAND DEVELOPMENT PLAN LAND DEVELOPMENT PLAN**, 400 East Plank Road, Altoona, Pennsylvania, as outlined in Resolution **02-04-20-PAC19-0016**, adopted by the Altoona City Planning Commission on February 4, 2020.

Sheetz, Inc.

Signature: Grant Shaffer, P.E., Project Manager

Date

RESOLUTION NO. 02-04-20-PAC19-0016
A RESOLUTION APPROVING THE SHEETZ #187 AMENDED LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Sheetz, Inc. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct two new additions to the existing building located at 400 East Plank Road, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.B(3) Parking facilities shall be set back from building foundations a minimum of five feet. Staff does not object to this waiver.

To comply with this section of the ordinance, the vehicular drive aisles around the store would need to be reduced in width. However, the widths of these drive aisles are currently the minimum that Sheetz, Inc. allows. To further reduce these widths would negatively impact circulation and safety in a high-traffic parking lot. To meet the intent of the ordinance, existing bollards will be approximately 1 foot from the new building addition face at the front of each parking stall to protect the building in lieu of a five foot setback.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. All required signatures must be obtained on the plan.
4. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
5. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
6. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this fourth day of February, 2020

ATTEST:

Secretary

Chair

Blight Declarations



GAEDC



**Greater Altoona Economic
Development Corporation (GAEDC)**

**Multi-Year Downtown Revitalization
Strategy Update**



Live, Work, Play, Learn and Grow.



Altoona, Pennsylvania



**Greater Altoona Economic Development Corporation
Multi-Year, Downtown Revitalization Strategy Update
Update for 2020**

Introduction

In 2008 the Greater Altoona Economic Development Corporation (GAEDC) began the process to update the Corporation's Multi-Year Downtown Revitalization Strategy. The task to review and refine the multi-year plan became the responsibility of the Corporation's Strategic Planning Committee. The Strategic Planning Committee selected a comprehensive worksheet approach to strategic planning and, beginning in July 2008, met monthly to complete the process.

The strategic planning process involved five (5) critical steps including business modeling, stakeholder analysis, visioning, action planning and performance reviewing. The results of steps 1 through 4 are contained in this report. The system for performance review (Step 5) has become part of the process on an annual basis. A summary of the initial strategic planning process can be found in the documentation for the year 2010.

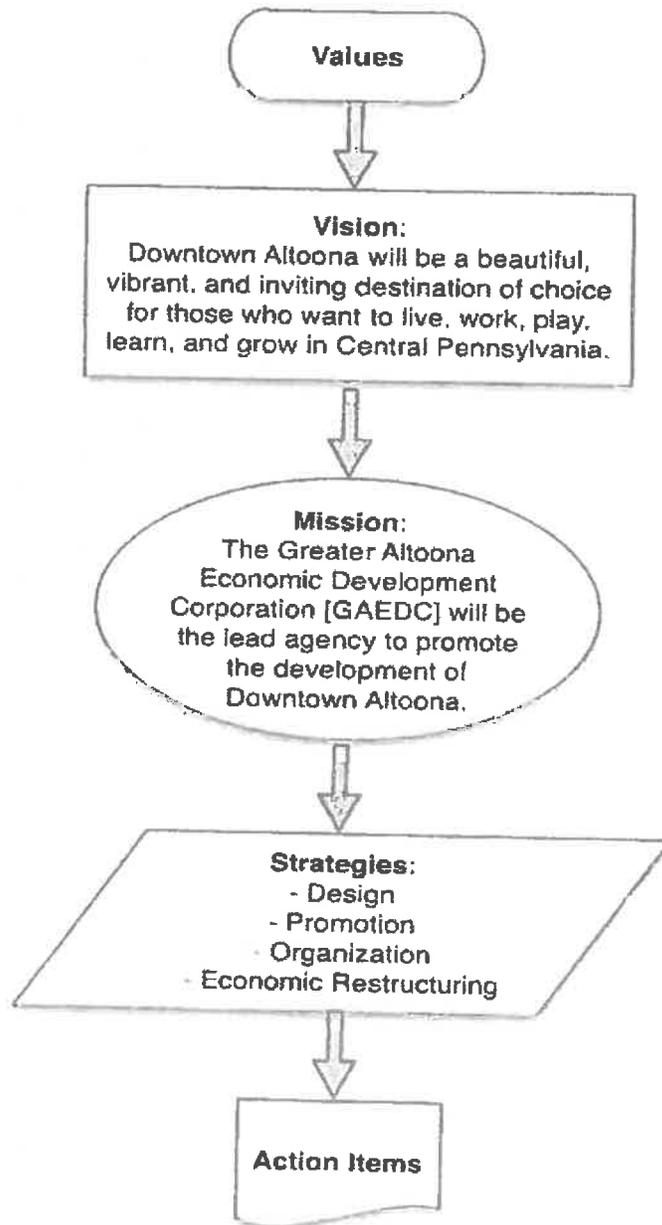
In addition to focusing on the five critical steps of the strategic planning process, the committee also began to factor into the process both the "Main Street Four Point Approach" to downtown revitalization, as well as Goal Statements as found in the City of Altoona's Comprehensive Plan. This was an effort to assure that the multi-year planning document adhered to both the desired end products of the City and its Plan, and the Commonwealth of Pennsylvania – specifically the Department of Community and Economic Development, and the requirements as set forth in the Keystone Communities Program. The latter is important should financial support and programmatic support be sought through the Department.

This strategic planning document is updated annually by the Strategic Planning Committee. It serves as a guide allowing the Corporation to pursue its mission with action items that:

- Direct resources to programs and projects that assist in ongoing efforts to revitalize the downtown area;
- Attract new investment through the redevelopment of existing buildings and sites;
- Program activities to attract visitors to Downtown Altoona, and;
- Market the Downtown to businesses and customers.

What follows is the model used to generate the Strategic Plan and the Action Items of the Plan.

Greater Altoona Economic Development Corporation Strategic Planning Model



Multi-year Revitalization Strategy

A. STRATEGY: *Design: Enhancing the physical appearance of the central business district*

Action Items:

- A. 1. Improve maintenance of public spaces and streetscapes by working with the City other community stakeholders.**
 - Support construction of the new pavillion in Heritage Plaza as Phase I of a multi-phase project to repurpose and improve the plaza per the 2018 recommended plan.
 - Support the Altoona-Blair County Development Corporation's efforts to create an Instagram Wall on the side of Kerr Kreation's building in the former Curtin Mall.
 - Encourage City participation in providing new and repaired sidewalks along selective locations in downtown but specifically from 14th to 15th streets along 11th Avenue to support improvements at Saleme Insurance, former Chalk Box building and Curry Realty building.
 - Silver Chief Plaza (ongoing maintenance)
- 2. Maintain program for spring/summer flower baskets in cooperation with Penn State including the purchase of appropriate hanging basket for 2020 (if necessary)**
- 3. Maintain banners in cooperation with city staff, tree lights, wreaths and ornaments. Assist in the replacement where and when necessary.**
- 4. Approve three (3) new facade loans and disburse two (2) new mini-grant.**
- 5. Close on the following façade loans – Saleme Insurance, Curry Realty, JAIL Group, and Allegheny Furnace Real estate, LLC. Disperse the following mini-grant – Railroad Heritage Corporation (RRMM) and Curry Realty.**
- 6. Support formation of a new "Mountain Main Street" façade program utilizing the Keystone Communities program to encourage the redevelopment of buildings in all Blair County main street communities.**
- 7. In cooperation with the ABCD Corporation, assist in the redevelopment of the former Downtown Drug building site.**

8. In cooperation with the City, City Planning Commission and City Redevelopment Authority and other various stakeholders support efforts to re-establish designated Urban Redevelopment Areas (URA's) in target areas of the City to encourage new capital investment through land assemblage and blight elimination.
9. In cooperation with the City's Department of Public Works and Parking Authority, evaluate a sign enhancement/sign elimination program along the 11th, 12th and 13th Avenue corridors.
10. GAEDC to remain engaged and provide input as a stakeholder in the 10th Avenue and 12th Avenue Transportation Improvement Project in cooperation with PA DOT District 9-0 office.

B. STRATEGY: Promotion: Marketing the unique characteristics to shoppers, investors, new businesses, tourists, youth, and others.

Action Items:

- B. 1. Working in cooperation with the Altoona Mirror, continue to assist in the coordination of the "2020 Downtown Altoona Summer Sounds Series", help secure local sponsorships, secure PA Council for the Arts Grant to off-set operational cost. Three concerts will again be held in 2020. Secure liability insurance in necessary.**
- 2. In cooperation with the Altoona Mirror, support the Annual Night Market events (Spring/Fall), assist the CRE814 organizing committee to plan and implement a third "Makers Movement" event, assist the AABC on the 4th annual "Altoona in Bloom Street Fair" and assist the organizers of "Zombie Town USA" with their 4th annual event. Secure liability insurance if necessary.**
- 3. Maintain a calendar of events for Heritage Plaza and coordinate permitting approvals with the City Manager's office.**
- 4. With input from the Strategic Planning Committee and Board of Directors, determine if another series of the "Positively Altoona" should be produced in 2020 as means to promote new business announcements, expansions of existing businesses and promotion of cultural events and activities of the downtown business community.**
- 5. Coordinate location options for the 2020 annual Farmer's Market until the new pavilion project is complete by the end of June 2020 in Heritage Plaza. Options could include the Railroader's Museum or the former Woolworth site.**
- 6. Coordinate the annual "Spirit of Christmas" parade for 2020 including post parade lighting of the downtown Christmas tree and fireworks.**
 - Maintain relationship with LBC Alumni to volunteer service for Parade coordination.**
 - Secure sponsorships.**
 - In cooperation with Catalyst Church, expand the Christmas Village in Heritage Plaza**
- 7. Support all activities specific to the downtown Arts Community and assist when appropriate (ie. Mishler seating project in 2018)**

- C. STRATEGY: Organization: Building consensus and cooperation among the groups that play a role in downtown and providing the necessary resources.**

Action Items:

- C. 1. Coordinate with ABCD's First Frontier efforts relevant information on downtown activities/investments.**
- 2. Prepare the Multi-Year Downtown Revitalization Strategy Update for 2021 and the Annual Measure of Attainment. This activity is coordinated by the Corporation's Strategic Planning Committee.**
- 3. Continue to solicit financial support from the business community, public and private, to assist in financing various activities associated with the implementation of this strategic plan.**
- 4. Maintain staff and Board support to the following active committees: Executive Committee, Strategic Planning, Fund Raising and City Enhancement Committee**
- 5. Maintain relationship with the Pennsylvania Downtown Center through membership provided by Explore Altoona and more actively utilize the services of this technical assistance provider.**
- 6. Maintain communication with the Altoona Area Business Committee.**

7. **D. STRATEGY: *Economic Vitality: Strengthening and diversifying the economic base of the central business district.***

Action Items:

- D.
1. Continue to market the availability of funds through the various programs administered by GAEDC and the Altoona-Blair County Development Corporation and conduct a training seminar for downtown businesses in 2020 on the availability of those funds to support business retention and expansion. (Coordinate with the AABC)
 2. Maintain up-to-date database of available commercial, office and retail space.
 - Assist 3 new business locations to downtown.
 3. Continue to support efforts on the part of Penn State Altoona to grow the downtown campus and engage Penn State Altoona students in downtown business and promotional activities through interaction with Sheetz Fellows Program, ENACTUS and the recently formed Student- Athlete Community Engagement effort of the PSU-Altoona Athletic Advisory Board.
 4. Encourage the development of upper floor residential units throughout downtown, market the availability of the City Residential Rental Rehabilitation Program and support efforts to construct new market rate housing in and around the downtown area.
 5. Encourage the utilization of financial incentives available to encourage downtown development including the following: the GAEDC Façade Rehabilitation Loan and Mini-grant Program, the Mountain Main Street Fund, Keystone Communities Enterprise Zone Revitalization Grants/Loans and RLFs, Anchor Building RLF, and Keystone Innovation Tax Credits, Historic Building Tax Credits, NAP/Enterprise Zone and Special Program Priority Tax Credits and the Micro-Entrepreneurial Assistance Program.
 6. Continue to work with the City and the Altoona Parking Authority to evaluate options to increase the capacity of parking in downtown including the construction of additional decked parking.
 7. Secure approval for two new Enterprise Zone Tax Credits application to support new investment in the downtown area

As the GAEDC strategic plan for 2020 evolves, additional action items will be addressed by amending this document.

