

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, July 3, 2018

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
Michael Haire
Jennifer Mikolajczk
James Dixon

MEMBERS ABSENT

Randy Isenberg
Chuck Meyers

COMMUNITY DEVELOPMENT STAFF PRESENT

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

GUESTS PRESENT

Ken Szala – PJ Lehman Engineering – Elizabeth Apartments Parking Lot
David McFarland – Blair County Planning Commission
Jamie Klink – Blair County Planning Commission
Lawrence Carter – City of Altoona Resident
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on July 3, 2018 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Bob Gutshall, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. **Approval of meeting minutes of June 5, 2018.**
The meeting minutes of June 5, 2018 were approved by a motion made by Jennifer Mikolajczk. Motion seconded by Michael Haire. Motion carried unanimously.
2. **Public Comment Period**
None at this time

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. Elizabeth Apartments Offsite Parking – The Commission then reviewed for approval a subdivision and land development application from Elizabeth Lee, LLC, to build a 29 space off-site parking lot at 2100 Beale Avenue for the Elizabeth Apartments. All but one of the parking spaces will be covered with a roof structure, extensive landscaping and sidewalk improvements are planned. Mr. Slusser then introduced Mr. Ken Szala of Lehman Engineers to present the plan. Staff’s combined review from Keller Engineers, the designer’s response, the Blair County Planning Commission review, and the recommended resolution for approval, were reviewed. The following waivers were requested.
 1. 620-12.B(4d10): Fencing shall be provided around the entire perimeter for all ground retention/detention storm water facilities. A waiver has been requested. In accordance with this section, due to the depth of the facility, maximum pond depth on a 100-year storm event is 4 inches, the Department of Public Works has no objection to granting this waiver provided information is provided to show that it will drain within 48 hours of storm event (i.e. infiltration calculations in area of the facility or underdrain with upturn elbow and valve).
 2. 640-63.C(3a): All stalls, except for parallel parking stalls, shall be 19 feet long. A waiver has been requested to provide 18 feet long stalls to minimize impervious area impact.
 3. 640-63(4a): Spaces for the physically disabled shall be located nearest to the accessible entrance and half shall be designed to accommodate lifts in vans, where practical or otherwise required. All such spaces shall be designed in accordance with applicable state regulations and shall be clearly marked by standard signs. Provide 2 accessible spaces as required. Private parking for Elizabeth Apartments, which was granted a variance to the International Existing Building Code on October 25, 2016 by the Department of the Labor & Industry to delete the provision of furnishing an accessible route into the building. Staff does not object to this waiver because the new parking lot is not adjacent to the existing building, not an accessible entrance.
 4. 640-63.C(7) & 640.65.E(3a): Curbing shall be placed at the edges of all surfaced areas, including islands. Applicant has requested a waiver and should demonstrate the need for it before the planning commission on each side of the parking lot. If the commission agrees, then wheel stops should be provided. There appears to be a detail for wheel stops provided, however, please indicate location on the plan. Islands shall be 6 feet wide and curbed. A waiver has been requested because no perimeter curbing or island curbing encourages sheet flow for runoff and traffic will be controlled with landscaping.
 5. 640-64.A(4): Except the Central Business District zone, there shall be a landscaped strip left between the curb and sidewalk. A waiver has been

requested so as proposed sidewalk along Union Avenue to match existing sidewalk location. Landscaping strip shall be provided between sidewalk and parking area.

6. 640-65.C(4): Along the parking lot, trees and shrubs shall be planted (3 feet on center) so as 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. No landscaping appears to be shown towards the Dively property. A waiver has been requested because the owner of the recorded Tye O. Dively, tax parcel 1.9-9-57, by instrument number 201701823, has requested no landscaping along this adjoining property.
7. 640-65.E(3a-d): Island shall be 6 feet 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. Planting species and sizes must be noted on the plan sheet for city to determine compliance. It appears the parking could be adjusted northwest in order to provide the required 6 foot island. A waiver has been requested to providing this landscaping.

A motion to approve Resolution No. 07-03-18-PAC18-0006 with the waivers listed above and with the following conditions as stated in the resolution.

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 date May 31, 2018, revised letter dated July 2, 2018 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be proved 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.

The motion was made by Jennifer Mikolajczyk. Motion was seconded by Dave Albright. Motion passed unanimously.

4. **Other Business** - Extension request for Dazzling Realty (Mama Randazzo's) 2309 Broadway. A motion was made by Jennifer Mikolajczyk to grant a 60 day extension to comply. Motion was seconded by Dave Albright. Motion passed unanimously.

5. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the June 5, 2018 regular meeting.
 1. Dazzling Realty, Inc. – Land Development – 2309 Broadway – On Hold
 2. Carnegie – Land Development – 5930 6th Avenue – Under Review
 3. The Mill – Land Development – 2400 8th Avenue – Final Approval
 4. Golden Hearts Homes, LLC – Subdivision – 1942 Walton Avenue – Final Approval
 5. Elizabeth Apartments – Land Development – 2100 Beale Avenue – Under Review
 6. Mincin – Subdivision – 2129-35 19th Street – Final Approval
 7. South Beckman Drive – Land Development – 108 S Beckman Drive – Under Review
 8. Quarello – Subdivision – 221 23rd Avenue – Under Review

URBAN REDEVELOPMENT

6. Spot Blight Declaration

No report

7. **Alleghenies Ahead:** Mr. Slusser introduced Dave McFarland and Jamie Klink representing the Blair County Planning Commission to present the proposed new comprehensive plan for Blair County: *Alleghenies Ahead*. This plan was developed in concert with Cambria, Huntingdon, Somerset, Bedford, and Fulton Counties. The ACPC then discussed the plan and put together comments for the Altoona City Council to consider forwarding back to the County of Blair on behalf of the City. Dave Albright made the motion to send these comments to Council, and Jennifer Mikolajczyk seconded. The motion passed unanimously.

INFORMATIONAL ITEMS

8. Planning Reports

- a. Grantsmanship activities – Mr. Slusser reported that he will be giving his Community Development Annual Report to council at the next meeting scheduled for July 11, 2018. The Action Plan has been sent to HUD.
- b. Shade Tree Commission – Still working on a plan. Are looking at some trees on 17th Street that need structural support or replaced.
- c. Zoning Hearing Board – Has a big meeting coming up. A sign variance for Kranich's, because of the billboards.
- d. GAEDC – No Report

e. Blair County Planning Commission – The Commission again thanked Dave McFarland and Jamie Klink for attending and presenting the proposed plan.

9. Commissioners Forum – No report

10. Questions from the Media and Public

11. Adjournment – Motion to adjourn by James Dixon.

Jennifer Mikolajczk, Secretary