

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, July 7, 2020

MEMBERS PRESENT

Randy Isenberg, Chair
Dave Albright, Vice Chair
James Dixon
Richard Haines
Charles Myers

MEMBERS ABSENT

Jennifer Mikolajczk, Secretary
Michael Haire, Vice Secretary

COMMUNITY DEVELOPMENT STAFF PRESENT

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

GUESTS PRESENT

Jeffrey Heinrich, P.E. – Stiffler McGraw – 2B Development, LLC
Bill Kibler – Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on July 7, 2020 in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chairperson, called the meeting to order at 3:04 p.m.

ADMINISTRATIVE ITEMS

1. **Approval of meeting minutes of March 3, 2020.**
The minutes of the March 3, 2020, were read. A motion was made by Richard Haines for approval of the minutes. Motion was seconded by Dave Albright. Motion carried unanimously.
2. **Public Comment Period**
No Public Comment at this time.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **2B Development, LLC** – Mr. Slusser introduced the proposed plan. Through this land development application, 2B Development LLC proposes to build a 754 sqft. addition to an existing closed car wash at 2216 Pleasant Valley Boulevard (formerly the Auto Oasis, and before that, Sheetz #2), add landscaping, construct sidewalks, and reopen the car wash. The applicant seeks one waiver from the

Planning Commission with approval today. A motion was made by Dave Albright to approve Resolution No. 07-07-20-PAC 20-0003 with the requested waiver as presented. James Dixon seconded the motion. Motion passed unanimously.

RESOLUTION NO. 07-07-20-PAC20-0003
A RESOLUTION APPROVING THE PLEASANT VALLEY BLVD CAR WASH
IMPROVEMENT LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter “ACPC”) by 2B Development, LLC (hereinafter referred to as the “DEVELOPER”); and

WHEREAS, the DEVELOPER desires to reuse the existing building and construct a new addition at 2216 Pleasant Valley Boulevard, 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.C.7: Curbing shall be placed at the edges of all surfaced areas, including islands. Curbing shall be vertical around the perimeters of the parking facility but may be sloped around landscaped islands. • The applicant is requesting a waiver from this section of the ordinance, for the areas along the Southwesterly property line along the Bishop Guilfoyle High School property line and the Northwesterly property line to the rear of the property towards Hudson Avenue. Even though not proposed as stormwater management facilities, the proposed landscaped areas can reduce the amount of runoff from the site, so it will be beneficial to allow runoff to flow into these areas by placing gaps or spaces in the proposed curbing.

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 and/or PennDot must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated July 7, 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 July, 2020

ATTEST:

Acting Secretary

Chair

4. **Staff Level Reviews** – Staff has approved the following staff level subdivision/land development applications since the March 3, 2020 meeting.
 1. **321 5th Avenue** – Subdivision – Vincent J. Good – Final Approval - Recorded.
 2. **521 N. 4th Avenue** – Land Development – Dazzling Realty, Inc., - Under Review.
 3. **216 E. Pleasant Valley Blvd.** – Land Development – Burger King – Withdrawn.
 4. **1425-29 11th Avenue** – Subdivision – Curry Realty, LLC – Final Approval

URBAN REDEVELOPMENT

5. **Spot Blight Declaration**
623 Crawford Avenue
Owner: Howard Gates
624 E. Logan Avenue
Altoona, PA 16602

Property is residential property and it is in substandard condition not suitable for rehabilitation. Property was submitted as an emergency demolition from the Code Enforcement Department and Fire Department. The 2nd floor back porches along with the roof where collapsing, windows are broken or boarded up and the foundation is cracking. This property is a residential duplex in very bad shape posing a serious risk to the public and neighboring homes. Numerous attempts have been made to contact the owner and he doesn't appear for any hearings. Utilities are off and taxes have not been paid since 2014 and the owner is currently in bankruptcy. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion to declare the property blighted was made by Richard Haines. Motion seconded by Charles Myers. Motion passed unanimously.

517 Bell Avenue
Owner: James & Nancy Galentine (both deceased)
517 Bell Avenue
Altoona, PA 16602

Property being submitted is a residential structure in vacant substandard condition not suitable for rehabilitation. Property was in the Demo Program in November of 2014 to remove the 2nd floor "addition" and the removal of trees and abandoned trailer in back yard. Property is in poor condition with rotted and

missing siding, roof covering is coming off and several windows are broken. Gas has been turned off since 3/19/1996 and the water meter was pulled in 2006. Electric off July 2015. Taxes are owed for 2018 and 2019. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion to declare the property blighted was made by Charles Myers. Motion seconded by Richard Haines. Motion passed unanimously.

1530 2nd Street

Owner: Robert Settlemyer
% Blair County Repository
423 Allegheny Street
Hollidaysburg, PA 16648

Property being submitted is a residential structure in vacant substandard condition not suitable for rehabilitation. Property is in disrepair, siding is loose and damaged, front porch is rotted, roof has holes and is collapsing. All utilities are off and 4 years of taxes is owed on the property. Since this property is in the repository, a request for funds from the county will be completed and submitted once environmental clearance for this property has been received. Motion to declare the property blighted was made by Richard Haines. Motion seconded by Dave Albright. Motion passed unanimously.

107 S. 16th Street

Owner: James & Nancy Galentine (both deceased)
517 Bell Avenue
Altoona, PA 16602

Property being submitted is a residential structure in vacant substandard condition not suitable for rehabilitation. Property is in very poor condition with rotted and damaged siding, front porch roof is buckling and gutter system is damaged, siding is missing, roof covering is coming off and several windows are broken. Gas has been turned off since 2009, water off in 2010, and the electric off since 2006. Taxes are owed for 2018 and 2019. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion to declare the property blighted was made by Richard Haines. Motion seconded by Dave Albright. Motion passed unanimously.

3034 Broad Avenue

Owner: Deia Moore
3034 Broad Avenue
Altoona, PA 16601

Property being submitted is a residential structure in vacant substandard condition not suitable for rehabilitation. The owner has abandoned the property. She did however, contact Bode Enforcement about leaving the state for medical treatment and she doesn't have the financial capability to demo the structure. Structure is fire damaged, along with siding, roof and windows all needing repaired/replaced. All utilities have been off since 201 and the 2018 and 2019 taxed are owed. The garage in the rear of the structure is also in major disrepair. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion was made to declare the property blighted by Charles Myers. Motion was seconded by Dave Albright. Motion passed unanimously.

1902 10th Street

Owner: Lynn T. Stewart
% Blair County Repository
423 Allegheny Street
Hollidaysburg, PA 16648

Property being submitted is a residential structure in vacant substandard condition not suitable for rehabilitation. The owner has not responded to any attempts from Code Officials, the County has also been notified due to property being in the Repository, a request for funds from the county will be completed and submitted once environmental clearance for this property has been received. Motion to declare the property blighted was made by James Dixon. Motion seconded by Charles Myers. Motion passed unanimously.

6. **Release from Performance Covenant** – 1814-1818 6th Avenue - Mr. Ardizzone explained that Greg Ellis entered into a Performance Covenant under the Altoona Planning Code on November 16, 2007 pertaining to 1814, 1816, 1818 Sixth Avenue and recorded in the Office of the Recorder of Deeds for Blair County. The terms of the Performance Covenant needed to be completed and satisfied before the property could be sold. A request has been received for the Altoona City Planning Commission to release Gregory and Kathleen Ellis the land identified in the Performance Covenant to Kumbalatara Siripala. Mr. Ardizzone explained that the land development which is a triangle on the corner of the 19th Street side of the property was required. That has not been completed. A brief discussion ensued and the Commission decided to approve the release. Motion

was made by James Dixon to release the Performance Covenant. Motion was seconded by Richard Haines. Motion passed unanimously.

INFORMATIONAL ITEMS

7. Planning Reports

- a. Grantsmanship activities – Funding has been received for both CDBG and COVID-19. Agreements are in and we are ready to start writing checks.
- b. Zoning Hearing Board – Met on 6/10/2020 via digital media, non-conforming issues were approved.
- c. Shade Tree Commission – Met and discussed the Public Works proposed Tree Maintenance Program. Due to the poor condition of these trees it was decided to hire an outside contractor to trim trees along Logan Blvd., 6th Ave., 7th Ave., 8th St., and 17th St.
- d. GAEDC – No Meeting
- e. Blair County Planning Commission – Met and had a full agenda just trying to catch up.

8. Commissioners Forum – No report

9. Questions from the Media and Public

10. Adjournment

A motion was made by James Dixon to adjourn the meeting at 4:15 P.M. Richard Haines seconded the motion.

Jennifer Mikolajczk, Secretary