

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, March 6, 2018

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
James Dixon
Jennifer Mikolajczk
Charles Meyers

MEMBERS ABSENT

Michael Haire
Randy Isenberg

COMMUNITY DEVELOPMENT STAFF PRESENT

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

GUESTS PRESENT

Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on March 6, 2018 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Bob Gutshall, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. **Approval of meeting minutes of February 6, 2018.**
The meeting minutes of February 6, 2018 were approved by a motion made by Dave Albright. Motion seconded by James Dixon. Motion carried unanimously.
2. **Public Comment Period**
None at this time

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **No Land Development applications ready for Commission review at this time.**

4. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the February 6, 2018 regular meeting.
1. Enterprise Rental – 412-15 Aldrich Avenue, approved, land development on hold.
 2. Altoona Area High School – 1300 Sixth Avenue, land development on hold, working with PennDOT on meeting last requirements
 3. Alto Markets – 5929-33 Sixth Avenue, land development approved but awaiting recording by the developer.
 4. Martin Oil – 301 East Walton Avenue, approved
 5. Ryan J. Albright – 2203 Seventh Avenue, staff level land development approved
 6. Vince’s Auto Sales – 2200 Pleasant Valley Boulevard, our fourth review of this land development (dating back to July 2016) was sent to the consulting engineer on February 14th. No response as of this writing. Critical issues remain unfixed.
 7. Bigelow Subdivision – 500 East Caroline Avenue, staff level subdivision approved
 8. Rutters Store #83 – 3000 Sixth Avenue, our first round of comments was sent to Rutters on February 28th. The Traffic Impact Study is under review. We hope to have this ready for Planning Commission review on April 3rd or May Day.
 9. Koller Subdivision – 4221 Fifth Avenue – staff level approval
 10. Haney Land Development – 811 Ninth Street, staff level approved
 11. Carnegie Equipment Land Development Amendment – 5930 Sixth Avenue, we sent our first round of relatively minor comments on February 20th. There has been no response as of this writing, so this was removed from this agenda at the last moment.

URBAN REDEVELOPMENT

5. **Spot Blight Declaration** –

1429 3rd Avenue

Owner: Janet Wilson c/o Blair County Repository
1429 3rd Avenue
Altoona, PA 16602

Property is vacant and in substandard condition. Property is sitting in the Blair County Repository and the County has requested the City’s assistance in demolishing the property. County will pay dumping and hauling fees. Property was submitted to the

Blighted Property Demo Program on February 12, 2018. There are holes in the siding and broken windows, foundation has cracks and holes, roof covering is falling off. No interior inspection of the property, but utilities have been off since 2016. Taxes are owed in the amount of \$2,191.58. A motion to declare the property blighted was made by Jennifer Mikolajczk. Seconded by James Dixon. Motion passed.

2101 3rd Avenue

Owner: Nelson & Gail High
1012 21st Avenue
Altoona, PA 16601

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Program on February 21, 2018. Front porch roof is collapsing along with the rear second floor enclosed porch. Foundation is in poor condition, roof and windows are in poor condition. No interior inspection. The neighbors have stated that rats and snakes have been seen at the property. Utilities have been off since 2017 and the 2017 taxes are owed \$705.58. The owners have abandoned this house and purchased another one at 1012 21st Avenue. They have been fined by the court and have requested the City's assistance in demolishing 2101 3rd Avenue. Owners stated they are not financially able to have structure razed on their own. I have requested income data from the owners via email on February 21, 2018, no response has been received. The City will demolish the structure under the 2009 International Property Maintenance Code, and place a lien on the property for the cost of demolition. A motion to declare the property blighted was made by Dave Albright. Motion was seconded by Jennifer Mikolajczk. Motion passed.

324 Spruce Avenue

Owner: Amy Hoover (Deceased) c/o Robbie & Bobbie Macak
324 Spruce Avenue
Altoona, PA 16601

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on March 5, 2018. Owner is deceased. Property is fire damaged. Taxes owed since 2015, \$3,871.19 and all utilities are off. There are holes in the siding and roof, broken and missing windows and interior is gutted. A motion to declare the property blighted was made by James Dixon. Motion was seconded by Charles Meyers. Motion passed.

INFORMATIONAL ITEMS

- 6.** Planning Reports
 - a. Grantsmanship activities – Applications are being accepted presently. The deadline for applications is Friday, March 9, 2018. Still no word on how much of a grant we will receive. The HUD representative said at worst it would be \$40,000 - \$50,000 less than last year. Which would put it at about \$1,300,000.
 - b. Shade Tree Commission – The Commission met and discussed the Gospel Hill Project and approved the clean-up and removal of trees including the Ash trees that are already dead. A private company is taking the trees down.
 - c. Zoning Hearing Board – The Zoning Hearing Board approved a Special Exception for an offsite parking lot for Jim Colombo's building.
 - d. GAEDC –No report
 - e. Blair County Planning Commission – No report
- 7.** Commissioners Forum – No report
- 8.** Questions from the Media and Public
- 9.** Adjournment – Motion to adjourn.

Jennifer Mikolajczk, Secretary