

MINUTES
ALTOONA CITY PLANNING COMMISSION
TUESDAY November 7, 2017

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
Randy Isenberg
Charles Meyers

MEMBERS ABSENT

James Dixon
Jennifer Mikolajczyk

COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Community Development
Nick Ardizzone, Property and Program Coordinator
Mary Johnson – CDBG Manager
Nata Kissell – Director Public Works
Jane Gill – Public Works Flood Plain Manager

GUESTS PRESENT

Adam Long – Keller Engineers – Enterprise Rental
Steve McCloskey – McCloskey Builders – ARC Federal Credit Union
Steve Dalecki – ARC Federal Credit Union
Charles A. Prijatelj – Altoona Area School District
Bob Montanye – Hatfield PA KCBA Architects – Altoona Area High School
Stephanie Shoenfelt – Keller Engineers – ARC Federal Credit Union
Alyssa Rouser – EADS – Altoona Area High School
Dan Beyer – EADS – Altoona Area High School
Travis Seymore – 5915 Pine Drive – Alto Markets
Doug Endler – Altoona Area School District
Todd Buzard – Reynolds Construction – Altoona Area School District
Grant Buzard – Reynolds Construction – Altoona Area School District
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on November 7, 2017 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Bob Gutshall, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. Approval of meeting minutes of September 5, 2017.

The meeting minutes of October 3, 2017 were approved as read by a motion made by Randy Isenberg. Motion seconded by Dave Albright. Motion carried unanimously.

2. **Public Comment Period**
None at this time

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **Altoona Area High School** – The Commission will first review and consider for approval a subdivision (lot merger) and land development application from the Altoona Area School District to construct an approximately 103,600 sqft., three story new high school at 1300 6th Avenue (the current site of a practice field). The project would also include building an addition on the existing Building “A,” building bridges over 6th and 7th Avenues to link the new structure to both Building “A” and the Junior High, demolishing the current Building “B,” and building a replacement practice field in its place. In your packets you should have Zoning Hearing Board decisions on the setbacks, Blair County Planning Commission comments, Comments from the Fire Inspector, Building Inspector and review letter from Keller Engineers, Resolution recommended by the staff for approval conditionally. After much discussion Mr. Gutshall asked for a motion for approval based on the letter from Keller Engineers that must be addressed. A motion was made by Randy Isenberg that the commission approve Resolution No. 10-07-17-016 for the Altoona Area School Land Development Plan. Dave Albright seconded the motion. Motion passed unanimously.
4. **Enterprise Rental Cars** – Secondly, the Commission reviewed a land development application to redevelop the former Condrin’s auto body shop at 412-416 Aldrich Avenue (behind Walgreen’s) into an Enterprise Rental store. The proposal would use the existing 3,100 sqft. building as wash bays, add a 3,000 sqft. addition for offices and sales, and build approximately 49 paved parking spaces for rental cars and customers. Staff comments, the designer’s response, the Blair County Planning Commission review, and the deed restriction on the property for the buffer mounds were included in your packets. Note that any approval has to be conditioned on the preservation of these buffer mounds and on the approval of a LOMA. Mr. Ardizzone stated that there are no problems with the subdivision and that this will be treated as a No Impact Subdivision, but because of the floodway and the 100 year old flood plain that it lays in he just wanted to be sure that the commission is aware. A motion was made by Dave Albright to approve the No Impact Subdivision. Chuck Meyers seconded the motion. Motion passed unanimously. The owners have applied for a LOMA. Mr. Slusser introduced Jane Gill, Flood Plain Manager to further explain a LOMA would take care of any of their flood plain issues. If for any reason the owners do not get a LOMA, they would have to redesign the project. The Resolution addresses all the questions and concerns that were raised in the review letters. A motion was made by Randy Isenberg to approve Resolution No.

11-07-17-0021 for the Enterprise Rental Land Development Plan. Dave Albright seconded the motion. Motion passed unanimously.

5. **Alto Markets** – Third, the Commission reviewed for approval a land development application to redevelop the former commercial property at 5933 6th Avenue into a specialty food store named Alto Market. They propose to add 12 paved parking spaces, a sidewalk, and landscaping. They seek waivers regarding parking setbacks, curbs, landscaped islands, parking lot buffering, 18’ long parking stalls, and not providing the required 16 parking spaces. Mr. Slusser asked the Commission to consider each of these requests separately, although none are opposed by staff. Drawings, staff comments, the designer’s response, the Blair County Planning Commission review were included in their packets. The Resolution addresses all questions and concerns that were raised. A motion was made by Randy Isenberg to approve Resolution No. 11-07-17-024 for the Alto Markets Land Development Plan. Motion was seconded by Chuck Meyers. Motion passed unanimously.
6. **ARC Federal Credit Union** – Fourth, the Commission reviewed for approval a land development application to expand the existing ARC Federal Credit Union at 1919 7th Avenue with a 2,966 sqft., two story addition facing 7th Avenue. Grading, realignment of conveyance pipes, sidewalks, and landscaping will be involved, but no additional parking is to be provided. Drawings, staff comments, the designer’s response, the Blair County Planning Commission review were included in your packets. No waivers were requested for this project. A motion was made by Dave Albright to approve Resolution No. 11-07-17-025 for the ARC Federal Credit Union Land Development Plan. Motion was seconded by Randy Isenberg. Motion passed unanimously.
7. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the October 3, 2017 regular meeting.
 1. Kranich’s – Land Development – 505 E. Plank Road – Final Approval
 2. McCloskey Park Place Apartments – Subdivision/Land Development – 115 Park Place – Final Approval
 3. Graystone The Grande Palazzo – Land Development – 2500 7th Avenue – Under Review
 4. Vince’s Used Car Lot – Land Development – 2200 Pleasant Valley Blvd – Under Review
 5. Enterprise Rental – Land Development – 412-15 Aldrich Avenue – Under Review

6. Altoona Area High School – Land Development – 1330 6th Avenue – Under Review
7. Alto Markets Parking Lot Improvements – Land Development – 5929-33 6th Avenue – Under Review
8. ARC Federal Credit Union – Land Development 1919 7th Avenue – Under Review
9. Journey Center – Land Development – 120 Byron Avenue – Under Review
10. Liberty Tax Service Site Improvements – Land Development – 308 Frankstown Road – Under Review

URBAN REDEVELOPMENT

8. Spot Blight Declaration

321 5th Avenue

**Owner: Gregg & Melanie Freeman c/o /Blair County Repository
423 Allegheny Street, Suite 143
Hollidaysburg, PA 16648**

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on October 16, 2017. The owner, currently Blair County Repository, has requested the assistance of the City of Altoona to demolish this structure. The County will reimburse the CDBG Program (City) for all hauling and dumping fees. The property and its garage are in disrepair. Roof is deteriorating with the cover blowing off, holes in the exterior walls, foundation is cracked and loose, windows are unsatisfactory and property is full of pigeons. Garage roof is also caving in. All utilities are off and taxes are owed since 2014. The City will demolish the structure under the 2009 International Property Maintenance Code, and place a lien on the property for the balance after county pays.

609-11 28th Street

**Owner: Donald R. & Peggy J. Smith
3414 Gwin Road
Altoona, PA 16601**

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on October 25, 2017. Wood siding is falling allowing access to the property by vermin, stone/mortar foundation is in poor condition, roof has holes and missing materials, windows are broken and /or damaged. Property has been abandoned by the owners and is in major disrepair. The property is a duplex with utilities off on one side and only electric on the other side. No outstanding taxes. 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. If the owners can be located we will establish financial inability to demolish on their own. No contact with owner. A motion was made to declare these two properties blighted by Randy Isenberg. Motion seconded by Dave Albright. Motion passed unanimously.

INFORMATIONAL ITEMS

9. Planning Reports
 - a. Grantsmanship activities
 - b. Shade Tree Commission
 - c. Zoning Hearing Board
 - d. GAEDC
 - e. Blair County Planning Commission – Still working on the County Comprehensive Plan
10. Commissioners Forum – No report
11. Questions from the Media and Public
12. Adjournment – Meeting adjourned at 4:50 p.m.

Jennifer Mikolajczk, Secretary