

MINUTES
ALTOONA CITY PLANNING COMMISSION
TUESDAY October 3, 2017

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
James Dixon
Jennifer Mikolajczyk

MEMBERS ABSENT

Sam Frye
Randy Isenberg
Charles Meyers

COMMUNITY DEVELOPMENT STAFF PRESENT

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

GUESTS PRESENT

Ken Beldin – Gwin, Dodson & Foreman Engineers
Mark Glenn – Gwin Dodson & Foreman Engineers
Michael Kranich – Kranbros LLC
Charles Kranich – Kranbros, LLC
Stephanie Shoenfelt – Keller Engineers
Sam McCloskey – McCloskey Builders
Dave Heisler
Darryl C. Little
Michael Green
Theresa Green
Rick Eberhart
Donna Royer - Guest
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on October 3, 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 September 5, 2017 were approved as read by a motion made by Jennifer Mikolajczyk. Motion seconded by James Dixon. Motion carried unanimously.

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

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **KRANBROS** – Mr. Slusser introduced for approval a land development application to redevelop a former Sheetz site at 505 East Plank Road into a new two story (9,768 sqft. on the first floor and a 2,500 sqft. on the second) retail and office building with 46 parking spaces and three tenant spaces. Mr. Slusser then introduced Mr. Ken Beldin of Gwin, Dobson, Foreman Engineers who further explained the proposed project. The neighbors that attended the meeting are concerned with the increase of traffic onto Southey Avenue. They also expressed a concern that during peak times depending on what kind of retail stores come into the development that 46 parking spaces may not be enough and are concerned about the public parking along Southey Avenue. A motion was made by Jennifer Mikolajczyk to approve waivers 1 through 4 as stated in Resolution No. 10-03-17-2. Dave Albright seconded the motion. Motion passed unanimously.

4. **Park Place Apartments** – Mr. Slusser introduced for approval a subdivision and land development application for a proposed apartment building called “Park Place” between North 5th Street and North Park Place immediately southwest of McCloskey Builders in Downtown Juniata. Park Place is proposed to be a 10 unit, 2 story apartment building with 12 paved parking spaces on a 9,154 sqft, property created by merging lots the McCloskey’s currently own. The properties currently contain a block garage, grass area, and gravel. New sidewalk and streets are proposed. Mr. Slusser introduced Stephanie Shoenfelt from Keller Engineers who further explained the proposed project. A motion was made by Jennifer Mikolajczyk that the commission approve all waivers 1 through 9 as stated in Resolution No. 10-03-17-1. James Dixon seconded the motion. Motion passed unanimously. A motion was made by Jennifer Mikolajczyk that the commission approve the subdivision. James Dixon seconded the motion. Motion passed unanimously.

5. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the September 5, 2017, regular meeting. Staff quickly reviewed these.
 1. Anytime Truck and Tire Land Development – 815 9th Avenue – Recorded
 2. Kranich’s – Land Development – 505 E. Plank Road – Under Review
 3. Hess & Hughes – Subdivision – 805 E. Logan Avenue – Recorded
 4. Burgandy Bros. Development – Subdivision – 215 Lowell Avenue – Final Approval
 5. McCloskey Park Place Apartments – Subdivision/Land Development – 115 Park Place – Under Review
 6. Graystone The Grande Palazzo – Subdivision – 2500 7th Avenue – Final Approval
 7. Vince’s Used Car Lot – Land Development – 2200 Pleasant Valley Blvd – Under Review
 8. Enterprise Rental – Land Development – 412-16 Aldrich Avenue – Under Review

9. Seasoltz – Subdivision – 1230 Polk Avenue – Under Review
10. Altoona Area High School – Land Development – 1330 6th Avenue - Under Review
11. Lipple – Subdivision – 1317 Polk Avenue – Recorded
12. UPMC Parking Lot #29 – Land Development – Final Approval
13. Cathedral Sidewalk Improvement – Land Development – 1401 13th Avenue – Under Review
14. Alto Markets Parking Lot Improvements – Land Development – 5933 6th Avenue – Under Review

URBAN REDEVELOPMENT

6. Spot Blight Declaration

107 Lloyd Street

**Owner: Scott David Laughlin, Jr., 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 September 22, 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. This structure is unsafe with the bricks pulling away from and in danger of falling off. Stone foundation is in poor condition, mortar missing throughout. Roof is deteriorated and windows are either broken or missing. All utilities are off. 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.

109 Lloyd Street

**Owner: Joseph & Nancy Kutyba
109 Lloyd Street
Altoona, PA 16602**

Property is vacant and in substandard condition not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on September 22, 2017. This structure is unsafe and the bricks are pulling away from and are in danger of falling off. Stone foundation is in poor condition, mortar missing throughout. Roof is deteriorated and windows are either broken or missing. All utilities are off. 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. Contacted the County Tax Office, taxes are paid from the owner showing a home address of 256 Bud Circle, Altoona, PA. Motion to declare both the 107 and 109 Lloyd Street properties as blighted was made by Jennifer Mikolaczyk. Dave Albright seconded the motion. Motion passed unanimously.

2303 3rd Avenue
Owner: Helen Carmona
2303 3rd Avenue
Altoona, PA 16602

Property is vacant and in substandard condition, not suitable for rehabilitation. Property was submitted to the Blighted Property Demo Program on September 22, 2017. Brick exterior is deteriorating (loose/missing mortar and bricks). Foundation Stone and brick missing and/or falling out. Roof is in poor condition (holes and boxing is rotted), windows, missing and/or broken. Contacted County Assessment and tax office to see if any other address was on file. Only address was the 2303 3rd Avenue. 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. Neighbors Mr. & Mrs. Eberhart object to the demolition of this house stating that they are in the process of purchasing this house. They have been taking care of the property for several years and have been paying the taxes, etc. Codes is requesting that ownership be determined within the next 30 days. Motion was made by Dave Albright to table this at the present time. James Dixon seconded the motion. Motion passed unanimously.

317 Walnut Avenue
Owner: Emma Burger
317 Walnut Avenue
Altoona, PA 16601

Property was severely damaged by fire on 9/30/2017. Owner did not carry insurance on the property. City's Fire Marshal request immediate demolition due to the significant structural damage and threat to public safety. The public safety threat was alleviated the night of the fire and debris clearance is taking place by the City's Demolition Crew. I contacted the owner's daughter (Brandy Burger) who also lived in the property. I mentioned that the City will require income verification from all members of the household.

INFORMATIONAL ITEMS

7. Planning Reports
 - a. Grantsmanship activities (CDBG and HOME) CAPER is done. The Housing Condition Survey is complete. We surveyed every parcel in the CDBG eligible

- parts of the city. There are 9,180 parcels in the city that are in CDBG eligible areas out of 22,000 throughout the entire city.
- b. Shade Tree Commission – In process of taking down some trees including Ash Trees that were hit with Emerald Ash Borer.
 - c. Zoning Hearing Board – No meeting this month
 - d. GAEDC – Investment level in downtown is coming back
 - e. Blair County Planning Commission – Still working on the County Comprehensive Plan
8. Commissioners Forum – No report
 9. Questions from the Media and Public
 10. Adjournment – A motion to adjourn was made by Jennifer Mikolajczyk. James Dixon seconded the motion Meeting adjourned at 4:25 P.M.

Jennifer Mikolajczk, Secretary