

MINUTES  
ALTOONA CITY PLANNING COMMISSION  
Tuesday, October 2, 2018

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Randy Isenberg  
Chuck Myers

**COMMUNITY DEVELOPMENT STAFF PRESENT**

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

**GUESTS PRESENT**

Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on October 2, 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 September 4, 2018.**  
The meeting minutes of September 4, 2018 were approved by a motion made by Michael Haire. Motion seconded by Jennifer Mikolajczk. Motion carried unanimously.
2. **Public Comment Period**  
None at this time

**SUBDIVISION AND LAND DEVELOPMENT ITEMS**

3. None at this time.
4. Staff Level Reviews – Staff has been working on the following subdivision/land development applications since the September 4, 2018, regular meeting.

1. 2009-2023 Union Avenue, Dively no impact subdivision, awaiting response from design professionals
2. 108 South Beckman Drive, approved by the ACPC on September 4<sup>th</sup>, staff preparing developer's agreement
3. 2100 Beale Avenue, Elizabeth Lee LLC Parking subdivision and land development, approved by the ACPC on July 3, 2018, recorded
4. 2309 Broadway, Dazzling Realty, Inc., land development, on hold, met with the design professional on September 27, 2018
5. 2400 Eighth Avenue, The Mill subdivision and land development, approved by the ACPC in June and September, 2018, awaiting final plans
6. 5930 Sixth Avenue, Carnegie Equipment, approved by the ACPC on September 4<sup>th</sup>
7. 2200 Pleasant Valley Boulevard, Vince's Used Cars land development, on hold
8. 301 East Walton Avenue, Martin Oil land development, approved by the ACPC on February 8, 2018, on hold
9. 3362 Lynnwood Drive, Pennington subdivision, under review

## **Urban Redevelopment**

5. Spot Blight Declaration – The Planning Commission may consider declaring each of the following properties as blighted.

### **1905 2<sup>nd</sup> Avenue**

Owner: Dennis McGeary  
1905 2<sup>nd</sup> Avenue  
Altoona, PA 16602

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on September 5, 2018. Property is fire damaged beyond repair. Code Enforcement has noted that the owner had insurance with Nationwide. Spoke with Finance, no escrow was held from the insurance co. Spoke with nationwide, they said there are 2 claims and several adjusters handling it. Brad Clapper, the adjuster said Mr. McGeary has been paid (\$190,000.00) 4 or 5 months ago. Utilities are off and taxes is owed for 2017. Owner did not show for his hearing but it was still held in his absence. Owner was found guilty and fines assessed. Under the 2009 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Dave Albright made a motion to declare the property blighted. Motion seconded by Jennifer Mikolajczk. Motion carried unanimously.

**1501-05 and 1507 12<sup>th</sup> Avenue**

Owner: Bishop Botros  
106 Patmos Drive  
Canadensis, PA 18325 (a monastery in Canadensis, PA)

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on 9/17/18. Code Officer has been dealing with Dr. Shanoudy, Power of Attorney. They did some work on the exterior, not much else has been done. Property is still in poor condition, windows falling out, concrete steps need repaired, wooden doors in poor condition. Property is completely gutted on house side, walls and ceilings are falling in on church side, plumbing and electrical all outdated. Water and electric are off and the gas company does not have any records of an account on this property. Taxes are due for 2016 and 2017. Under the 2009 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 by Jennifer Mikolajczk to declare the property blighted. James Dixon seconded the motion. Motion passed unanimously.

**204 E. Cherry Avenue**

Owner: Catherine Lear  
204 E. Cherry Avenue  
Altoona, PA 16601

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on 9/17/18. All notices certified and regular have been returned. Neighbors said owner is deceased. Code officer is verifying. Chimney and gutter system is falling down, roof is rotted and windows are missing. Property is an eyesore to the neighborhood. Foundation is in satisfactory condition. Water and gas are disconnected, electric is unknown. 2017 taxes are owed. Under the 2009 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 by James Dixon to declare the property blighted. Michael Haire seconded the motion. Motion passed unanimously.

**3815-19 Burgoon Road**

Owner: Sylvia Shaw (Deceased) Brenda F. Khavaran (Executor)  
219 Spencer Creek Drive  
Duncansville, PA 16635

Property is vacant and in substandard condition. Property was submitted to the Blighted Property Demo Program on September 17, 2018. The executor started to receive demo notices back in 2017. The executor states she does not want the property (let the bank take it). Water and gas are disconnected, electric is unknown. The foundation of the structure is coming apart, interior floor as can be seen through the window are sagging. Taxes are current. Under the 2009 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 by James Dixon to declare the property blighted. Jennifer Mikolajczk seconded the motion. Motion passed unanimously.

**INFORMATIONAL ITEMS**

**5. Planning Reports**

- a. Grantsmanship activities (CDBG and HOME) Doing some reprogramming to spend some excess funds, may be doing some Public Works and Fire projects. Looking at some ADA projects at the Transportation Center. Mr. Slusser reminded everyone of the PA Municipal Planning Education Institute on November 13 and 27.
- b. Shade Tree Commission – No Report
- c. Zoning Hearing Board – Mike Halloran resigned from the Board so we are looking for a replacement.
- d. GAEDC – We talked about Parade planning. Penndot is looking at the 10<sup>th</sup> Avenue Expressway to see what they can do with the excess capacity. It needs to be engineered. Updates on some downtown buildings.
- e. Blair County Planning Commission – No report.

**6. Commissioners Forum – No report**

**7. Questions from the Media and Public**

**8. Adjournment**

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Jennifer Mikolajczk, Secretary