

MINUTES  
ALTOONA CITY PLANNING COMMISSION  
TUESDAY September 6, 2016

**MEMBERS PRESENT**

Bob Gutshall, Chairperson  
Dave Albright  
James Dixon  
Randy Isenberg  
Jennifer Mikolajczyk  
Barbara Wiens-Tuers

**MEMBERS ABSENT**

Sam Frye

**PLANNING & COMMUNITY DEVELOPMENT STAFF PRESENT**

Lee Slusser, Director Community Development  
Nick Ardizzone, Property and Program Coordinator  
Rebecca Brown – Clerical Associate

**GUESTS PRESENT**

Donna Royer, Guest  
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on September 6, 2016 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 3:04 p.m.

**ADMINISTRATIVE ITEMS**

1. **Approval of meeting minutes of August 2, 2016.**  
The meeting minutes August 2, 2016 were approved as read by a motion made by Jennifer Mikolajczyk and seconded by Randy Isenberg. Motion carried unanimously.
2. **Public Comment Period**  
None at this time
3. **Proposed Reorganization of Chapter 535 of the *Code of the City of Altoona***

Mr. Lee Slusser began introducing the proposed reorganization of Chapter 535 of the *City of Altoona Planning Code*. In 2003 Altoona City Council adopted Altoona Planning Code in a massive effort. Council also readopted all zoning ordinances. The City then codified all ordinances several years ago. The problem is it took the old Planning Code and entered it as one chapter. The main purpose of these ordinances is to break Chapter 535 apart into five new chapters: Chapter 362 (“Floodplain Regulations”), Chapter 580

("Sewage Facilities Planning"), Chapter 620 ("Stormwater Management, Erosion and Sedimentation Control, Chapter 640 "(Subdivision of Land and Land Development") and Chapter 800 ("Zoning"). Mr. Slusser also explained some minor other changes being made to each ordinance. The Commission solicited public input on the proposed reorganization, but none appeared.

After deliberating, the Altoona City Planning Commission voted to recommend that Altoona City Council adopt the proposed reorganization at their September 28<sup>th</sup> meeting. The Commission felt that the proposed reorganization would make our land development regulations easier to use for residents, business owners, builders and developers. It would make it easier for staff, residents, City Council and the Planning Commission to seek relevant rules and propose improvements to these regulations. It will also make our land development regulations more closely match the overall organization of those in our surrounding municipalities. The Commission noted, however, that some of the regulations being reorganized need to be updated and that the Commission would begin work shortly on preparing proposed updates for City Council. Barbara Wiens-Tuers congratulated the staff on a job well done putting this Proposed Reorganization of Chapter 535 together. Dave Albright commented that this will really help make the Code more user friendly. Lee Slusser presented a draft memo to Council that the Commission voted to adopt and send with small edits.

A motion was made by Dave Albright to approve sending this memo to Mayor Pacifico and City Council. The motion was seconded by Barbara Wiens-Tuers. Motion passed unanimously.

## **SUBDIVISION AND LAND DEVELOPMENT ITEMS**

### **4. Blair Orthopedics and University Orthopedics Parking Lot Expansion**

Pulled from the Agenda and will be presented at a later date.

### **5. Staff Level Reviews** – Nick Ardizzone reviewed that staff has worked on the following staff level subdivision/land development reviews since the August 2, 2016 regular meeting.

1. Popeye's – Land Development – 309-319 E. Plank Road – Conditional Approval
2. Simington Plaza III – Phase I Amendment – Under Review
3. Garden Heights Pre School – Land Development – 109 Bellview Street – Final Approval
4. Blair County Emergency Services Parking Lot – Land Development – 615 4<sup>th</sup> Street Final Approval
5. Union Avenue LLC – Land Development – 1815 Union Avenue & 1738-42 Margaret Avenue – Final Approval
6. Wible – Subdivision – 2516-2526 Crawford Avenue – Recorded
7. Allegheny Orthodontics – Land Development – 815 Logan Blvd – Recorded
8. Blair Orthopedics – Land Development – 3000 Fairway Drive – Under Review
9. N 2<sup>nd</sup> St. Apartments – Subdivision – 501-06 N 2<sup>nd</sup> Street – Final Approval
10. Giordano – Subdivision – 1417 Pleasant Valley Blvd – Final Approval
11. Wendy's - Land Development – 309 E. Plank Road – Under Review

12. Vince's Used Car Lot – Land Development – 2200 Pleasant Valley Blvd – Under Review
13. Kirk & Mary Ann Stiffler – Subdivision – 200 Crawford Avenue – Under Review
14. Jack & George's – Land Development – 2400 4<sup>th</sup> Avenue – Under Review

## **URBAN DEVELOPMENT**

### **6. Spot Blight Declaration**

No Report

## **INFORMATIONAL ITEMS**

### **7. Planning Report**

- a. Grantmanship activities (CDBG, HOME) – Lee Slusser reported that most activity has been on preparation of the Planning Code. He also mentioned the upcoming public hearing on the 2016-2016 CAPER. Nothing else unusual to report
- b. Shade Tree Commission Report –Taking requests for the Spring of 2017. Nothing particular to note there. Ash Trees on 17<sup>th</sup> Street have been treated.
- c. Zoning Hearing Board Report – Donna Royer reviewed the cases on their docket for September. A request from last month from someone wanting to put a child care facility into the Dunmire Printing Building on 12<sup>th</sup> Street & 9<sup>th</sup> Avenue. A request for 511-19 N. 4<sup>th</sup> Avenue wants to put in metal storage units.
- d. GAEDC Report – Barbara Wiens-Tuers – Nothing to report.
- e. Blair County Commission Report – James Dixon reported that the Commission has reviewed 9 submittals from companies interested in doing the new six county comprehensive plan.

### **8. Commissioner's Forum**

### **9. Questions from the Media and Public - None**

### **10. ADJOURN MEETING ADJOURNED AT 3:50 P.M.**

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Signed: Bob Gutshall, Chairman