

MINUTES

ALTOONA CITY PLANNING COMMISSION

Tuesday, November 5, 2019

**MEMBERS PRESENT**

Randy Isenberg, Chair  
Dave Albright, Vice Chair  
Michael Haire, Vice Secretary  
Jennifer Mikolajczk, Secretary  
Richard Haines

**MEMBERS ABSENT**

James Dixon  
Chuck Myers

**COMMUNITY DEVELOPMENT STAFF PRESENT**

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

The Altoona City Planning Commission held its monthly meeting on November 5, 2019 in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chairperson, called the meeting to order at 3:00 p.m.

**ADMINISTRATIVE ITEMS**

**1. Approval of meeting minutes of October 1, 2019.**

The minutes of the October 1, 2019 were read. A motion was made by Richard Haines for approval. Motion was seconded by Michael Haire. Motion carried unanimously.

**2. Public Comment Period**

No Public Comment at this time.

**SUBDIVISION AND LAND DEVELOPMENT ITEMS**

**3. Altoona Pipe and Steel – Mr. Slusser introduced a land development application to build a 4,560 sqft. fabrication shop with concrete slabs in the interior of Altoona Pipe and Steel’s existing facilities at 900 Ninth Avenue. Mr. Ardizzone said that they are requesting two waivers;**

1. A waiver is being requested for providing sidewalks along the length of the property. 640-64.A(1) Sidewalks shall be provided along the entire length of the property. A waiver should be requested to this section, as much of the frontage along 9<sup>th</sup> Avenue already has sidewalks or the pavement is extended to the building and traffic is rare.

2. A waiver is being requested for street trees. 640-65.A(2) Throughout the City, one tree shall be planted along the street for every 50 feet of street frontage, equidistantly if possible. A waiver should be requested from this requirement, because there is little room for a tree to be planted and grow along 9<sup>th</sup> Avenue.

A motion to accept the plan as presented was made by Richard Haines. Motion was seconded by Jennifer Mikolajczk. Motion passed unanimously.

**RESOLUTION NO. 11-05-19-PAC19-0011**  
**A RESOLUTION APPROVING THE ALTOONA PIPE AND STEEL FABRICATION**  
**SHOP ADDITION LAND DEVELOPMENT PLAN**

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Alpen Associates, Inc. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a new 120' x 38' building at 900-1132 Ninth Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-64.A(1): The applicant is requesting a waiver to Section 640-64.A(1) for providing sidewalks along the entire length of property. Currently the asphalt roadway extends to the front of the existing building. Staff does not object to this waiver.
2. §640-65.A.(2): The applicant is requesting a waiver for planting trees along the street for every 50 feet of street frontage. Existing conditions along 9<sup>th</sup> Avenue

provides insufficient space for trees to be planted and grow. Staff does not object to this waiver.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan dated September 25, 2019 has be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated September 24, 2019 and attached hereto must be satisfied.
4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this fifth day of November, 2019

ATTEST:

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Secretary

Chair

4. **Staff Level Reviews** – Staff approved the following subdivision/land development applications since the October 1, 2019, regular meeting.
  1. 2427 Maple Avenue – Subdivision – Marie M. Bettwy – Final Approval
  2. 300 21<sup>st</sup> Avenue – Subdivision – Terry L. & Holly A. Garman – Under Review.

Mr. Slusser reported that we are going to have a busy winter, that so far this week we have received plans in for Simington Plaza IV at the Juniata Silk Mill. Altoona wide to 9ft. Trolleyworks at Amtran is building a new garage, with the purchase of all the new busses they don't have enough room inside the old garage. And the 25<sup>th</sup> Avenue Sheetz.

## **URBAN REDEVELOPMENT**

5. Spot Blight Declaration – Nothing to declare.

## **COMPREHENSIVE PLANNING**

6. Review of Positively Altoona – We will start reviewing the City's current comprehensive plan and especially, the implementation of its goals and objectives. Positively Altoona was adopted in May 2013, and is now more than halfway through its projected lifespan. A discussion on the first four plan goals was held.
  1. Follow the Commonwealth of PA Act 47 Plan for Altoona. Goal Met.
  2. Establish a City of Altoona strategic planning committee to improve communication and coordination. It was suggested that the Planning Commission review Allegheny's Ahead at the next meeting. They would like to invite Dave McFarland to attend the next meeting for a discussion.
  3. Investigate the advantages of establishing a city focused community Land Bank. That has been established and is in the process of start up.
  4. Create a showcased neighborhood for redevelopment. The goal was to focus on Logan Towne and Lower Fairview. However, City Council moved toward the projects of Grande Palazzo and The Mill on 9<sup>th</sup> Avenue. It was suggested that they can always come back to the Logan Towne and Lower Fairview areas where The Nehemiah Project is already working on a Church based Economic Development.

Due to time constraints the commission will continue this discussion at the next meeting few meetings.

## **INFORMATIONAL ITEMS**

7. Planning Reports
  - a. Grantsmanship activities (Consolidated Plan, Parking Garage)
  - b. Zoning Hearing Board – (2310 12<sup>th</sup> Street deck setbacks, 3205 6<sup>th</sup> Avenue Martin's sign)
  - c. Shade Tree Commission – (no meeting...6<sup>th</sup> Avenue trees)

- d. GAEDC – (LERTA extension, Downtown Transportation Study public meeting {November 7, 6:00 PM}, Sister City Request, Christmas parade, Curry Realty, Kress Building sold, Drenning Center)
- e. Blair County Planning Commission – No report

8. **Commissioners Forum** – No report

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

10. **Adjournment**

A motion was made by Dave Albright to adjourn the meeting at 4:00 P.M. Jennifer Mikolajczk seconded the motion. Motion passed unanimously.

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Jennifer Mikolajczk, Secretary