

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, June 5, 2018

MEMBERS PRESENT

Bob Gutshall, Chairperson
Dave Albright
Michael Haire
Jennifer Mikolajczk
Charles Meyers

MEMBERS ABSENT

James Dixon
Randy Isenberg

COMMUNITY DEVELOPMENT STAFF PRESENT

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

GUESTS PRESENT

Adam Long, Keller Engineers
Donna Royer, Zoning Hearing Board Member
Bill Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on June 5, 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 May 1, 2018.**
The meeting minutes of May 1, 2018 were approved by a motion made by Jennifer Mikolajczk. Motion seconded by Charles Meyers. Motion carried unanimously.
2. **Public Comment Period**
None at this time

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. The Mill – The Commission reviewed and considered for approval a land development application from Silk Mill Properties, Inc., to rehabilitate the former silk mill at 2400 Eighth Avenue into “The Mill.” A mixed-use condominium with office space, 11-14 apartments, and a restaurant. The portion of the building east of the former mid-block alley will be demolished, leaving a 96,070 sqft. building with 248 parking spaces that stretch across 25th Street to the southwest. Staff’s combined review from Gwin, Dobson, and Foreman Engineers, the designer’s responses, the Blair County Planning Commission review, and the recommended resolution for approval, including recommended waivers were reviewed. Mr. Slusser then turned the meeting over to Mr. Adam Long of Keller Engineers, to explain the proposed plan. There being no questions, Mr. Slusser then presented the requested following waivers:

1. 640-64.A(4): Landscape strip between curb and sidewalk, a waiver is requested. The developer wishes to keep the sidewalk adjacent to the curb for consistency around the site and to avoid sidewalks against the building.
2. 620-15.B(1)(b): Stormwater easements dedicated to City, a waiver is requested. The developer proposes a blank authorization for City Staff to enter the property rather than encumber the property with easements. This blanket allowance for inspection is usually handled in a developer’s agreement also, therefore, the easements aren’t necessary.
3. 640-63.B(3): Parking lots 5’ off property line and building, a waiver is requested. There is one location where the parking is adjacent to the building, and there are two (2) compact spaces. This situation is necessary due to an existing stair tower. The developer is requesting that the parking lots be allowed less than five feet (5’) from the property line to maximize green space adjacent to the building.
4. 640-63.A(3): Number of access driveways on a street, a waiver is requested to all four (4) drives on 9th Avenue. Two of these drives are minimal use service drives. There is also four hundred feet (400’) of frontage on this street.
5. 640-63.C(3)(a): Parking space dimensions, a waiver is requested. To allow eighteen feet (18’) long spaces. The space length is common in other municipalities, and the building is driving some of the parking geometry due to its existing location on the property.
6. 640-65.A(1): Street tree placement, a waiver is requested to allow street trees behind the sidewalk. The developer wishes to maintain a consistent look of having the sidewalk adjacent to the curb around the perimeter of the site, keeping green space adjacent to the building as much as possible.
7. 640-65.E(3)(a): Parking island width, a waiver is requested to allow several islands to be narrower than six feet (6’). Due to the desire to maintain symmetry in several places and maximize on-site parking, several islands are less than six feet (6’) wide.

8. 640-65.E(6)(c): Light trespass over property line, a waiver is requested to allow light over property line. The light will not spill on a neighboring property because this property consumes whole block. The light will spill over onto the sidewalks inside the street right-of-way. The developer wants to light the sidewalks to increase security on the property and the area. The photometric plan has been provided in the plan set.
9. 640-65.G(2): Dumpster enclosures and gates, a waiver is requested to allow no gates on the dumpster enclosures and to use evergreens on one dumpster area. The developer wishes to avoid gates on the dumpster enclosures to increase visibility and security. Evergreen screening will be used where there is no enclosure.
10. 640-65.E(3)(c) and (f): Interior landscaping, a waiver is requested to eliminate two (2) trees from the two (2) center islands at the office vestibule addition and to eliminate island landscaping near the transformer. The two (2) trees at the office entrance will hinder visibility/security of those doors. Penelec regulations prohibit shrubs and trees around the transformers.
11. 620-12.C.(2)(f): Concrete pipe inside the right-away, a waiver is requested to allow plastic pipe. The connections to the City combined sewer require sewer gas traps, and these will not be possible with concrete pipe.
12. 640-57.K.(1): Maximum plan sheet size, a waiver is requested to plan sheets larger than 24" x 36". The site plans are part of the larger set of construction documents, and the sheet size needs to match the rest of the set being used by the architect.

A motion to approve Resolution No. 06-05-18-PAC18-0005 with the conditions of this resolution was made by Jennifer Mikolajczyk. Motion was seconded by Michael Haire. Motion passed unanimously.

4. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the May 1, 2018 regular meeting.

1. Altoona Area High School – Land Development – 1330 6th Avenue – Awaiting Recording
2. Dazzling Realty, Inc. – Land Development – 2309 Broadway – Under Review
3. Carnegie – Land Development – 5930 6th Avenue – Under Review
4. The Mill – Land Development – 2400 8th Avenue – Under Review
5. Golden Hearts Homes, LLC – Subdivision – 1942 Walton Avenue – Under Review
6. Lynn Warehousing III, LLC – Subdivision – 4601 Cortland Avenue – Final Approval – Recorded
7. Elizabeth Apartments – Land Development – 2100 Beale Avenue – Under Review
8. Eckenrode – Subdivision – 208 4th Street – Final Approval
9. Mincin – Subdivision – 2129-35 19th Street – Under Review

URBAN REDEVELOPMENT

5. Spot Blight Declaration –
No report

INFORMATIONAL ITEMS

6. Planning Reports
 - a. Grantsmanship activities – Currently being audited by HUD. Action plan will be presented at the next council meeting. We are also taking on a Church program which hasn't been done in years.
 - b. Shade Tree Commission – Still working on a Plan to present. Are looking at some trees on 17th Street and 8th Street.
 - c. Zoning Hearing Board – No meeting.
 - d. GAEDC – Facade Mini-Grant Request for the back of Shirley's Shoes. They are also planning on putting in a Joos Bar.
 - e. Blair County Planning Commission – Ready to approve the County Comprehensive Plan.
7. Commissioners Forum – No report
8. Questions from the Media and Public
9. Adjournment – Motion to adjourn by Jennifer Mikolajczyk. Seconded by Charles Meyers at 4:29 p.m.

Jennifer Mikolajczk, Secretary