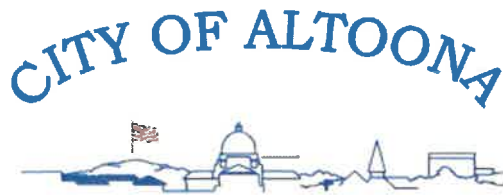


1301 12th Street, Suite 400
Altoona, PA 16601
Phone (814) 949-2470
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planning@altoonapa.gov



David B. Albright, Chair (29)
Lawrence Bilotto, Vice Chair (27)
Michael Haire, Secretary (28)
Drew Brennan (29)
Peter Folen (29)
Richard Haines (27)
Jesse Ickes (27)

ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

Regular Meeting of Tuesday, July 7, 2026 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

REGULAR MEETING

CALL TO ORDER

PUBLIC COMMENT

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of June 2, 2026 which is included in the packet.

SUBDIVISION AND LAND DEVELOPMENT

1. Blaise Alexander Hyundai – 101 Pleasant Valley Blvd - On February 25, 2026 the City of Altoona initially received a land development plan proposing a 5900 SF building expansion to an existing car dealership building. Revised submission was received on June 9. A total of 2 waivers is being requested. Your agenda packet includes the latest plans, narrative, technical review and BCPC review. A recommended resolution for approval has been included.

STAFF LEVEL REVIEWS

- a. Steven & Megan Fleming – 2717 8th Ave – Minor Subdivision – Approved
- b. Starr Storage Partners LLC – 4601 6th Ave – Minor Subdivision – Approved
- c. ABCD Corp – 1331 12th Ave – Minor Subdivision – Under Review

SPOT BLIGHT DECLARATION

AGENDA
REGULAR MEETING (Continued)
July 7, 2026

INFORMATIONAL ITEMS

1. GAEDC Report
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

**MINUTES
ALTOONA CITY PLANNING COMMISSION
June 2, 2026**

MEMBERS PRESENT

Larry Bilotto, Vice Chair
Richard Haines
Drew Brennan
Councilman Jesse Ickes (Phone)

MEMBERS ABSENT

Dave Albright, Chair
Michael Haire, Secretary
Peter Folen

GUESTS PRESENT

Mackenzie Caron, Blair County Planning Commission
Bill Kibler, Altoona Mirror

STAFF PRESENT

Sabrina Appel-McMillen – Planning and Development Manager, Community Development Department
Eric Luchansky – Director Planning and Community Development Department
Rob Crossman – Engineering Department Supervisor, Public Works Department
Bette Fischer – Clerical III, Community Development Department

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on June 2, 2026, in the Common Room of Altoona City Hall, 1301 12th Street, Altoona, PA. Vice Chair Larry Bilotto called the meeting to order at 3:04 PM.

PUBLIC COMMENT

None

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – **A motion was made by Councilman Ickes to approve the May 5, 2026 minutes. Mr. Haines seconded the motion. Motion passed unanimously.**
2. Approval of BRAVE Hazard Mitigation Plan – Ms. Caron gave a brief overview of the Blair Resilience: Addressing Vulnerability & Exposure Hazard Mitigation Plan. The plan received an approval pending adoption from FEMA on May 18, 2026. **A**

motion was made by Mr. Brennan to recommend the adoption of the Resolution for 2026 Hazard Vulnerability Assessment and Mitigation Plan Update. Councilman Ickes seconded the motion. Motion passed unanimously.

Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan Update

Planning Commission Recommendation Resolution

Resolution No. _____

City of Altoona Planning Commission, Blair County, Pennsylvania

- WHEREAS** the City of Altoona Planning Commission has reviewed the Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan, which identifies natural hazards that may result in loss of life and property, economic hardship, and threats to public health and safety, and
- WHEREAS** Section 322 of the Disaster Mitigation Act of 2000 (DMA 2000) requires State and local governments to develop and submit for approval to the President a mitigation plan that outlines processes for identifying their respective natural hazards, risks, and vulnerabilities, and
- WHEREAS** the City of Altoona Planning Commission acknowledges that an approved Hazard Mitigation Plan is a prerequisite to receiving post-disaster Hazard Mitigation Grant Program funds under Section 322 of DMA 2000, and
- WHEREAS** the Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan has been developed by the Blair County Department of Emergency Management in cooperation with other county departments, and officials and citizens of City of Altoona, and
- WHEREAS** a public involvement process consistent with the requirements of DMA 2000 was conducted to develop the Blair County 2026 Hazard Mitigation Plan, and
- WHEREAS** the Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan recommend mitigation activities that will reduce losses to life and property affected by natural hazards that face the County and its municipal governments, and
- WHEREAS** the City of Altoona Planning Commission has determined that the Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan is consistent with sound planning principles and serves the public interest,

NOW THEREFORE BE IT RESOLVED by the City of Altoona Planning Commission that:

- The Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan is hereby endorsed and recommended for adoption as the official Hazard Mitigation Plan of the City of Altoona by the City of Altoona governing body; and
- The City of Altoona Planning Commission recommends that the respective officials and agencies identified in the implementation strategy of the Blair County 2026 Hazard Vulnerability Assessment and Mitigation Plan be directed to implement the recommended activities assigned to them; and
- This recommendation resolution be forwarded to the City of Altoona governing body for consideration and formal adoption.

RECOMMENDED, this _____ day of _____, 2026

Vice chairperson, City of Altoona Planning Commission

Attest: _____

SUBDIVISION AND LAND DEVELOPMENT

None

STAFF LEVEL REVIEWS

- a. Kevin and Wendy Beichler – 1224 28th Avenue – No Impact Subdivision – Under Review.
- b. David Pressler and Kathleen Tomassetti – 1204 Polk Avenue – No Impact Subdivision – Under Review.
- c. Lexington Mall partners, LP – 1600 9th Avenue – Minor Site Plan – Under Review.

Ms. McMillen presented the above staff level reviews to the commission. There were no questions or comments.

SPOT BLIGHT DECLARATION

None

INFORMATIONAL ITEMS

1. **GAEDC Report** – Mr. Bilotto reported that the board discussed the Gable's Building.
2. **Blair County Planning Commission Report** – Ms. Caron reported on the summary report that was received for May 2026.

COMMISSIONERS FORUM

Nothing to report

ADJOURNMENT

There being no further business the meeting was adjourned at 3:25 PM.

Signed: Larry Bilotto, Vice Chair



Blair Planning



Blair County Planning Commission
Altoona Metropolitan Planning Organization
Blair County Government Advisory Committee

March 27, 2026

City of Altoona
ATTN: Sabrina Appel-McMillen
1301 12th Street, Suite 400
Altoona, PA 16648

Dear Sabrina:

The Blair County Planning Commission is in receipt of the Blaise Alexander Hyundai Expansion, located at 101 Pleasant Valley Boulevard, in the City of Altoona, for review under the provisions of the Pennsylvania Municipalities Planning Code and other relevant statutes. Attached, you will find additional comments and recommendations pertinent to the review of this proposal.

In summary, we find this proposal to be consistent with countywide planning efforts as presented in the *Alleghenies Ahead* Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County. Thank you for the opportunity to review and comment on this proposal. If you should have any questions, please feel free to contact me.

Sincerely,

MacKenzie L. Caron
Regional Planner

c: Keller Engineers

PROPOSED DEVELOPMENT

March 19, 2026

Review submitted by SGC

PROJECT – Blaise Alexander Hyundai Expansion

PLAN – Site Plan dated 02/10/26

APPLICANT – Keller Engineers for Blaise Alexander Management, Inc.

MUNICIPALITY – City of Altoona

PROPOSED DEVELOPMENT – The applicant proposes to construct two expansions to 17,900 square-foot building, specifically a 5,900 square foot expansion to the northwest side of the structure and 150 square-foot addition located at the structure's southwest corner. As described in the project narrative, the 5,900 square-foot addition is to be an expansion of the existing automotive dealership while the 150 square-foot addition is proposed to support battery storage. Proposed site improvements include: the installation of a subsurface stormwater detention system, including collection and discharge infrastructure; the onsite delineation of 31 parking spaces with landscaped islands; construction of a vehicle display pad with landscaping to be located near the intersection of Pleasant Valley Boulevard and South Second Street; the removal of five existing freestanding signs; instillation of one 16-foot-tall freestanding sign located near the site's northwestern property line; instillation of two electric vehicle charging stations; internal walkways; and sidewalks and landscaping improvements within the public rights-of-way on South First Street and South Second Street.

LOCATION – 101 Pleasant Valley Boulevard, City of Altoona, Blair County.

SITE CHARACTERISTICS – This 2.88-acre property is located on the eastern side of Altoona, to the west of Valley View County Park. The site has been used for automotive sales and/or service since at least 2009. The property maintains frontage on South First Street and South Second Street immediately to the southeast of Pleasant Valley Boulevard. The overall site slopes at roughly five percent from high points along South First Street to South Second towards South Second Street. The property is located within the Corridor Commercial Zone. Neighboring uses include primarily a mix of automotive dealerships, retail, restaurants, and residential lots. The Trans4mation Church is located between the subject site and Valley View Community Park. Primary access to the site will be from South Second Street, at or near the existing access point. A second access is proposed for South First Street. The site has 95.8% impervious coverage, which includes the existing structure, walkways and paved areas for parking, circulation, and vehicle storage.

COMMENTS –

1. The materials provided to Blair County for review include a site plan and a project narrative. This review relies on the materials provided. The City of Altoona may have records which could address the comments below, or The City might need to request additional information from the Applicant.

- a. Vesting (or grandfathering) of requirements may be a consideration for this project. The City of Altoona to determine vesting and applicable requirements for its review and approval of final plans.
 - b. It is possible that the earlier approvals may have created vested rights to older requirements, but the information provided for review had no information on this topic.
 - c. This review used the online version of the City of Altoona Subdivision and Land Development Ordinance (SALDO) (Chapter 640) and Zoning Ordinance (Chapter 800). These online versions included legislation through September 9, 2025.
2. This review has identified missing or incomplete information on the plans that may be necessary for the project to demonstrate compliance with applicable requirements. City of Altoona to determine what prior information can be relied on for use in its current review and what remaining issues the Applicant will need to address.
- a. The submitted plans include the addition of an underground stormwater detention system located in the parking/circulation/vehicle storage area to the north of the 5,900 SF building addition, as shown on the Grading Plan – Sheet 4, the Utility Plan – Sheet 5, and Details Plan – Sheet 7. Additionally, maintenance requirements and an access agreement are included on Sheet 1 of the plans.
 - i. The Drainage and stormwater management plans and reports required under Section 620-13.C & D were not included in this application submission but may have been submitted separately to the City of Altoona.
 - ii. The Maintenance note on Plan Sheet 1, which is required to be signed by the owner, details maintenance requirements and grants the City access to examine the condition of the stormwater improvements. We recommend that the City consider requiring the owner to record maintenance, repair, and access, easements in favor of the City inclusive of language granting the City the right to make emergency repairs to the system and to maintain and repair the system in the event the owner has not met his maintenance and repair obligations.
 - b. The applicant has requested that the requirement under Sec.620-12-B to perform percolation testing be deferred until the start of construction. We note that Sec 620-12.B.2(a) states: *Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Provide percolation test results and in-depth studies by a competent Geotechnical Engineer.* Our concern is that the results of the percolation test might necessitate the redesign, relocation, or enlargement of the stormwater management system. If the waiver request is granted, we recommend the City consider approving the waiver subject to a written agreement by the applicant and the owner that the applicant and owner are moving forward at their own risk, and that the City will bear no financial responsibility for redesigns, construction delays or delays in obtaining a certificate of occupancy associated with this waiver. (language to be drafted by City legal department)

- c. An Erosion and Sediment Control Plan with details and notes can be found on Sheets ES1 and ES2. We recommend that these plans, details, and notes be submitted to the Blair County Conservation District for review.
 - d. The plans do not have a block for review by the Blair County Planning Commission. The applicant should revise the plans to include the Blair County Planning Commission block.
 - e. The drainage information on the plans does not appear to be consistent with Section 620-11 through 620-13.
 - f. Erosion and Sediment Control Sheets ES1 and ES2A have been included in the site plan provided with this application. Erosion and Sediment Control Plans, and supporting documentation, to be reviewed by the Blair County Conservation District.
3. Sections 633-6 through 636-9 of the Code of the City of Altoona include sidewalk and curb specifications, and property owner installation and maintenance requirements. Section 633-8 provides for the City Engineer and City Council to establish and approve acceptable sidewalk materials. Based upon the submitted plans, a concrete sidewalk and landscaped tree lawn are to be constructed within the East Second Street right-of-way. A tree lawn, and sidewalk or walkway defined by painted stripes, are proposed to be located within the East First Street right-of-way.
4. Section 800-20.B.(1) limits maximum impervious coverage to 65% of the total lot area. Existing impervious coverage is 95.8% according to the submitted application. The existing percentage and proposed impervious area may be permissible as a vested (grandfathered) condition. The City of Altoona to determine whether this is a permitted vested condition.
5. Section 800-20.B.(2) establishes minimum parking setbacks at ten feet or twenty feet, depending upon street and lot line classification. The submitted plan includes nine parking spaces that extend to the South Second Street property line, a zero-foot setback. The City of Altoona to determine whether this is a permitted vested condition.
6. This review has identified municipal level concerns with the proposed plans; however, if the Applicant can satisfactorily address these, the project should be able to proceed without undue adverse impacts on the community and consistent with the Alleghenies Ahead comprehensive plan.

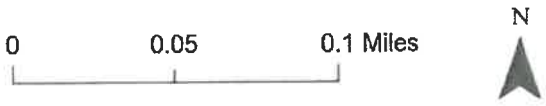
Blaise Alexander Hyundai Expansion

City of Altoona



Legend

Blaise Alexander Hyundai Parcel	Tax Parcels
Prime Farmland	Steep Slopes
	Roads



April 1, 2026

Ms. Sabrina McMillen
Planning & Development Manager
City of Altoona
Department of Planning & Community Development
1301 12th Street, Suite 400
Altoona, PA 16601

RE: Blaise Alexander Hyundai Building Expansion
Land Development Review

Dear Ms. McMillen:

At the request of the City of Altoona, we have completed our review of the land development plan for the above-referenced project. The following information was provided to our office on March 5, 2026 for review of a land development located on the southeast side of Pleasant Valley Boulevard between County Road 102 and South First Street in the City of Altoona, Blair County:

- Preliminary / Final Land Development Plans Building Expansion for Blaise Alexander Hyundai-Altoona as prepared by Keller Engineers, 10 sheets, project no. 4589-2, dated February 10, 2026.
- Stormwater Management Report for Blaise Alexander Hyundai Building Expansion dated February 17, 2026 as prepared by Keller Engineers.
- Project Narrative and Waiver Request

The above information has been reviewed for conformance with Chapter 620, Chapter 640, and Chapter 800 Article IV of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Members of the City of Altoona Planning Commission have the final decision regarding comments for the construction plans. The developer shall address the following comments and proceed with final plan preparation.

General

1. All signature blocks are to be executed.
2. No changes can be made to the approved plans during construction without the approval of the City. After construction is complete provide record or as-built drawings to the city of all approved changes made during construction.
3. If any construction will occur within the right-of-way, provide proper signing for traffic control during construction in accordance with the MUTCD and PennDOT publications 212 and 213. Referencing appropriate PATA on the plans is acceptable.
4. Provide a full list of all waivers and variances.

Chapter 620 Stormwater Management, Erosion and Sediment Control

5. 620-1.B. Prior to the commencement of any improvement which involves an earthmoving disturbance greater than 5,000 square feet, all erosion and sedimentation control plans must be submitted by the applicant to, and approved by, the Blair County Conservation District.

6. 620-11.A(4a) Any developer, landowner and/or any person engaged in the alteration or development of land which may affect stormwater runoff characteristics shall implement such measures as are reasonably necessary to promote public health, safety, and welfare on the property and adjacent lands and to control the rate, volume, and quality of the stormwater runoff. Please address the following concerns to show conformance:
 - It does not appear that the invert of the underground storage chambers (1178.50), the stone bedding invert (1178.00) or the height of the stone (4') is indicated on the plan or plan details.
 - The Pond Report indicates the outfall pipe out of outlet structure 1 is only 1.25" instead of 15", please revise.
 - The orifice plate detail shows a 4" wide crest length instead of the 4 ft wide crest indicated on the Pond Report. Additionally, the plate should be attached so that the entire 4' width is realized and there should be enough space over the plate to accommodate the 100-year storm before the inlet is narrowed for the type M inlet top. Provide dimensions/inverts on the Type 4 box to assure this.
7. 620-12.B(2a) Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Provide percolation test results and in-depth studies by a competent Geotechnical Engineer. A waiver request to not provide percolation testing until construction due to the disruption to the daily operations of the existing business that would be caused in order to test now. If a waiver is granted and infiltration testing reveals insufficient infiltration capabilities; revised plans showing alternate design with a weephole will need to be submitted.
8. 620-12.C(2l) Any connection to the City storm sewer system, whether to an inlet, manhole, or direct connection must be approved by the City of Altoona. Please contact Paul Shafer (814-693-3175) of Blair County Highway Department for permission to tap stormwater inlet on the County Road.
9. 620-13.F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan in accordance with this section. Any changes proposed during construction must receive the approval of the City prior to implementation.
10. 620-13.F(2) A licensed professional or a designee shall be present onsite and be responsible during all critical stages of implementation of the approved post construction stormwater maintenance plan. The critical stages will include critical processes of the installments of underground treatment or storage BMPs, structurally engineered BMPs, and all other BMPs unless deemed inappropriate or unnecessary by the City of Altoona or the Department of Environmental Protection. This is noted on sheet 2 and ES2.
11. 620-15.A(1) Facilities, areas or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. Any existing or proposed inlets, piping, ponds, raingardens, swales, etc. located within the site are considered stormwater facilities. These storm water facilities are private and maintenance of the storm water management facilities will be the responsibility of the owner.
 - Maintenance of the storm water facilities will be in accordance with the maintenance plan/agreement submitted by the engineer or owner. Please update the frequency for inspecting the stormwater inlets. DPW recommends every 6 months and after rainfalls of 2" or greater.
 - A copy of the maintenance agreement signed by the owner should be included in both the plans and Stormwater management report. The maintenance agreement on the plan and in the report should match and both should have a place for the owner to sign.
12. 620-15.B(1d) The engineer must meet with and provide the developer or owner with a copy of the operation and maintenance plan. The engineer is required to explain all required maintenance to the developer or owner as well as all associated requirements of this chapter (i.e., recordkeeping, contact information, submittal of records, etc.) The owner of the storm water management facilities shall keep

on site a copy of the post construction stormwater plan (PCSWP), the maintenance plan, and a record log of any maintenance activities. The Engineer must provide proof of such meeting or correspondence to the City.

13. 620-15.B(3a) Persons installing stormwater storage facilities shall be required to pay a specified amount to the municipal stormwater maintenance fund to help defray costs of periodic inspections and maintenance expenses. The long-term stormwater management inspection fee for a standard system is \$3,000.00.
14. 620-16.A. The city Department of Public Works (DPW) requires a review fee. This fee is \$275.00. The consultant review fee will be in addition to the in-house reviews.

Chapter 640 Subdivision of Land and Land Developments

15. 640-35.A(2) The major site plan shall include the title: "Major Site plan drawn for (name of owner)."
16. 640-35.A(4) The major site plan shall include the name, seal, and signature of the engineer landscape architect, or surveyor who prepared the plan.
17. 640-35.A(5) The major site plan shall include the name addresses, and telephone numbers of developer, engineer, and current and/or prospective owners.
18. 640-35.A(6) Change the inscription on the cover to state "Altoona Planning **and Zoning** Administrator.
19. 640-35.A(14) The major site plan shall include architectural elevation drawings (with materials noted) of anticipated structures, parking areas, landscaped areas, signs, dumpster and utility enclosures, fences and other structures.
 - Architectural drawings to be submitted to the city.
 - Please add sop signs at the exit points.
20. 640-35.A(17) If the plan submitted has been relieved of certain zoning requirements by a decision of the Zoning Hearing Board, the following shall appear on the plan: "Subject to an action taken by the Altoona Zoning Hearing Board on (Date)."
21. 640-38.B. All improvements approved under this article shall be installed and continuously maintained in good condition and appearance. Whenever necessary, surfacing, markings, lighting, berms, plantings, and other elements shall be repaired or replaced with new materials to ensure continued compliance with the approval issued hereunder.

Any variance requests relating to the following comments (unless a waiver option is specifically mentioned below), must submit a zoning appeal application form. Please contact City Planning & Development Manager for further information.

Chapter 800 Article IV Development Standards

22. 800-60.D(1) Parking calculations appear to be based on Automotive sales (Min 1 space per every 1,000 SF); however, Automotive services appears to be a use of the site and the parking requirement is larger (Min 3 spaces per every 1000 SF).
23. 800-60.F(2) Driveways and parking areas shall be designed to integrate pedestrian and bicycle activity as well as provide safe and efficient access to the street system, interior circulation, and landscaping areas. Interior circulation does not appear to be well defined.
24. 800-60.H. Although loading areas are not required, if necessary for the business, this section should be considered and detail should be added to the plan to show conformance.
25. 800-60.I(5) The minimum curb radius on an access driveway at the street or alley shall be five feet. Please add radii to show conformance.
26. 800-60.I(9) City permits are required to access a City street. A driveway permit will be required for 1st Street driveway. All driveways shall adhere to the City's driveway ordinance and ADA standards. The driveway permit fee is \$175.

- Additionally, please contact Paul Shafer (814-693-3175) of Blair County Highway Department regarding if a driveway permit is required for the County Road.
27. 800-61.B(2) For additions and site modifications, the standards of this section apply when the size (i.e. total floor area) or an existing structure or use is expanded or enlarged by 30% or more. In case of such expansions or enlargements, additional landscaping, buffering and screening is required to serve only the enlarged or expanded area.
 28. 800-61.C(2) Throughout the City, one tree shall be planted along the street for every 30 feet of street frontage, equidistantly if possible. This would also be required along Pleasant Valley Boulevard if a variance is not requested/granted.
 29. 800-61.E(1) Landscaping shall include low shrubbery at a ratio of at least one shrub for every 10 linear feet of wall and high shrub or tree for every 20 linear feet of wall. These quantities are in addition to the required plant quantities for buffers.
 30. 800-61.F(1e) An interior island abutting a single row of parking spaces must be a minimum of nine feet in width and 150 square feet in area. Each island must include one canopy tree and shrubs or groundcover plantings for full coverage of the island at the time of maturity. Dimension to show conformance.
 31. 800-61.F(1f) Interior islands must be installed below the level of the parking lot surface to allow for storm water runoff capture. A six-inch high-backed concrete curb, with openings for drainage into the landscaped island, is required. Plantings shall be of a species known to thrive in periodically wet soil conditions. Please clearly show this on islands that are low enough to receive stormwater flow.
 32. 800-61.F(1g) Parking lot islands are required between rows of parking spaces and access drives which do not provide direct access to individual parking spaces.
 33. 800-61.F(1h) Directional islands are required along travel corridors within the parking lot in accordance with this section.
 34. 800-62. Site and building design. Building plans shall be provided to show conformance with this section; however, a waiver may be requested from the Planning Commission in accordance with 800-62.B(2) – if applicable.
 - 800-62.C. Building composition and massing shall conform with this section including but not limited to Buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, and colors; The overall massing of buildings shall have areas of noticeable 3-D relief or be broken down into smaller shapes to reduce the scale and avoid the appearance of a "large box."; and Architectural features and windows shall be continued on all sides of the building to avoid blank exterior walls, unless the wall is not visible from a public street, parkland, or parking area.
 - 800-62.D. Building facades shall vary in accordance with this section to include but not limited to: Building designs shall be varied and shall avoid long, flat facades; The vertical plane of a building facade shall be broken up with a high level of articulation, especially at ground level; No facade shall exceed 40 feet in horizontal length without a change in facade plane. Any changes to a facade plane shall be at least 1.5 feet in depth and at least eight feet in length.
 - 800-62.E. Building façade material shall comply with this section.
 35. 800-63.C(1) Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well. The plan does not show sidewalk along Pleasant Valley Blvd. Sidewalks may be waived by the City in accordance with 800-63.B(3a) if criteria in that section are met; however, in accordance with 800-63.B(3b) a fee in lieu of construction is required to be paid into the City's Sidewalk Fund. If this waiver is granted, a sum of \$67,650 will be due for the "In Lieu of Sidewalk" fund. (410 LF @ \$165/LF) as determined by City staff.
 36. 800-63.C(2) All Sidewalks shall be constructed to provide adequate access to the physically disabled. Staff requests that ADA pads with detectable warning surfaces be placed at the sidewalk areas along South First Street at both sides of the access drive and where the sidewalk exists to the road at the north

corner of the lot. Please show grades spot elevations at these areas and along the remainder of the "macadam sidewalk" to show that the 2% maximum cross slope is being met. Please note that there is a chance that the Altoona Planning Commission may require this walkway to be concrete.

37. 800-63.D(4) Walkways (connecting the sidewalk to the main building entrance) shall be constructed to provide adequate access to the physically disabled. A ramps should be provided from the sidewalk along County Road 102 and at the building.
38. 800-64. Exterior lighting, if applicable, should be in accordance with this section.
39. 800-65. All dumpsters or similar refuse containers shall be located and screened in accordance with this section. If applicable, please show on the plan.

Should you have any questions please do not hesitate to contact The EADS Group at (814) 944-5035 or sshoenfelt@eadsgroup.com.

Sincerely,

The EADS Group, Inc. (Altoona)



By: Stephanie C. Shoenfelt, P.E.

cc: Project File

R:\0283 City of Altoona\19478 City of Altoona\Phase 68 - Task Order 62 - Plan Reviews 2023\230823 Review 1 xxx.docx



www.eadsgroup.com



420 Allegheny Street
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

June 9, 2026

4569-2

Ms. Sabrina Appel-McMillen
Planning & Development Manager
City of Altoona
1301 12th Street, Suite 400
Altoona, PA 16601

**RE: BLAISE ALEXANDER HYUNDAI BUILDING EXPANSION
CITY OF ALTOONA, BLAIR COUNTY, PA
LAND DEVELOPMENT REVIEW**

Dear Ms. Appel-McMillen:

The following is offered in response to the land development review by Stephanie Shoenfelt received in a letter dated April 1, 2026. The responses relate point-by-point to the comments in the review letter.

General:

1. Signature blocks will be executed at approval.
2. Noted.
3. PATA 102 has been added to Sheet 8 to provide traffic control details for work in a right of way.
4. The full list of waivers/variances is included in this submission.

Chapter 620:

5. The erosion and sedimentation control plans were submitted to the Blair County Conservation District on February 25, 2026. Approval of the plans is included in this submission.
6. The inverts and height of stone information has been added to the ADS Pipe Detention Details on Sheet 7. The outlet pipe diameter has been corrected. The orifice plate and inlet box details have also been revised as requested.
7. Noted.
8. Paul Shaffer was contacted on April 8 for permission to tap the stormwater inlet and received a copy of the plans via email for review. An HOP application will be submitted to the county that includes permission to tap the inlet. Approval of the HOP will be provided to the City when it is received.
9. Noted.
10. Noted.
11. A stormwater easement has been added around the proposed stormwater management BMP. This easement is shown on Sheet 5. The maintenance of storm water inlet inspection has been updated as requested on Sheet 2. A signature block for the owner has been provided on Sheet 2 and in the report.
12. The correspondence will take place once all other outstanding comments have been adequately addressed.
13. This fee will be paid once all other outstanding comments have been addressed.
14. This fee will be paid once all other outstanding comments have been addressed.

Chapter 640:

15. The plan title has been revised as requested.
16. The engineer's name, seal, and signature have been added to the plans.
17. The required information has been added to Sheet 1.
18. The requested change has been made.

19. Elevation drawings have been added as the new sheets 9 and 10. Stop signs have been added to the exit points.
20. This note will be added if the plan is relieved of zoning requirements.
21. Noted.

Chapter 800:

22. The parking provided and parking calculations have been revised.
23. Traffic arrows to be painted in the parking area have been added to Sheet 3. The remainder of the site is new/used vehicle display area. The limits and layout of this area are based on the current inventory and can vary based on the business' needs.
24. An exhibit showing an example unloading path for a car carrier through the site is included in this submission. The car carrier will unload in front of the building, as it does in the existing condition, since the vehicle display/storage area is located.
25. Radii have been added to Sheet 3 as requested.
26. This fee will be paid once all other outstanding comments have been addressed. Paul Shaffer was contacted and an HOP application will be submitted to the county. Approval of the HOP will be provided to the City when it is received.
27. The existing use is not being expanded or enlarged. The addition to the existing structure is a continuation of the existing use of the property.
28. We would like to request a variance for the requirement to plant trees along Pleasant Valley Boulevard due to the stormwater conveyance ditch and piping running along the frontage of the property, making that area unsuitable for tree planting.
29. Since the existing use has not expanded (per response #27), this comment does not apply. We have provided the required landscaping for islands, and street trees, which significantly increases the landscaping onsite.
30. Dimensions have been added to the interior islands on Sheet 3.
31. A detail has been added to Sheet 8 to clearly show a depression in the islands to capture stormwater runoff.
32. Parking lot islands have been provided at the ends of the proposed parking areas. The existing conditions of the access to the vehicle display areas are being maintained.
33. In accordance with the response from comment #32, the parking layout will be maintained, and directional islands would cause significant disruption to the existing site layout.
34. The architectural elevations provided (Sheets 9 and 10) show conformance with these sections.
35. We ask that the sidewalk requirement along Pleasant Valley Boulevard be waived due to topographic and environmental constraints. The slopes/drainageway of the ditch along Pleasant Valley Boulevard makes sidewalk construction physically impractical without significant environmental disruption. The required fee for the "In Lieu of Sidewalk" fund will be paid once this waiver is granted.
36. Detectable warning surfaces have been added to the sidewalk along South First Street as requested. Spot elevations have been added to the macadam walkway to ensure compliance with the 2% cross slope.
37. Detectable warning surfaces have been added to each end of the walkway and a delineated crosswalk has been noted. The existing condition makes the addition of an ADA-compliant ramp technically infeasible.
38. The existing parking lot lights are not being changed. However, note #36 has been added to Sheet 2 in the case that the Owner decides to replace any exterior lights.
39. There is no dumpster proposed. The property utilizes an existing dumpster with enclosure located roughly 30 feet to the south of the existing building.

The following is offered in response to the land development review by MacKenzie Caron of the Blair County Planning Commission received in a letter dated March 27, 2026. The responses relate point-by-point to the comments in the review letter.

1. No response required.
2.
 - a. i. The stormwater management plan was submitted to the City of Altoona in the original submission, and the revised report is included in this submission.
 - ii. This will be addressed when the Owner executes the maintenance agreement.
 - b. The stormwater management system has been intentionally designed to allow for the installation of an underdrain and weephole to facilitate dewatering of the system should percolation testing have unfavorable results.
 - c. The Erosion and Sediment Control Plan approval is included in this submission.
 - d. The signature block for the Blair County Planning Commission is provided on Sheet 1.

- e. The stormwater management system proposed complies with Sections 620-11 through 620-13 for the proposed project area.
- f. The Erosion and Sediment Control Plan approval is included in this submission.
- 3. No response required.
- 4. No response required.
- 5. No response required.
- 6. No response required.

Please contact me at 814-696-7430 or bpiper@keller-engineers.com if you have any questions or would like additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Piper', is positioned above the printed name.

Benjamin Piper, PE
Senior Designer – Land Development Division

cc: file



420 Allegheny Street
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150

www.keller-engineers.com

PROJECT NO. 4569-2

**WAIVER REQUEST
BLAISE ALEXANDER HYUNDAI BUILDING EXPANSION
CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA
FEBRUARY 2026
REVISED MAY 1, 2026**

WAIVERS

620-12.B(2a) – Request to not provide percolation testing until construction.

Justification: Testing would be required at a depth of approximately 6-feet which would be very disruptive to the owners daily operations as the proposed pipe detention is beneath existing pavement in a high traffic area near the Blaise Alexander car dealership. OSHA requires a trench box for excavation deeper than 5-feet and a large, disturbed area would be necessary to provide testing.

800-63.C(1) – Request to pay into the “In Lieu of Sidewalk” fund in lieu of constructing the required sidewalk along Pleasant Valley Boulevard.

Justification: A steep stormwater conveyance ditch and associated stormwater piping run along the frontage of the property where the sidewalk would be constructed. These conditions make it technically infeasible to construct the sidewalk.

VARIANCES

500-61.C(2) – Requesting to not plant street trees along Pleasant Valley Boulevard.

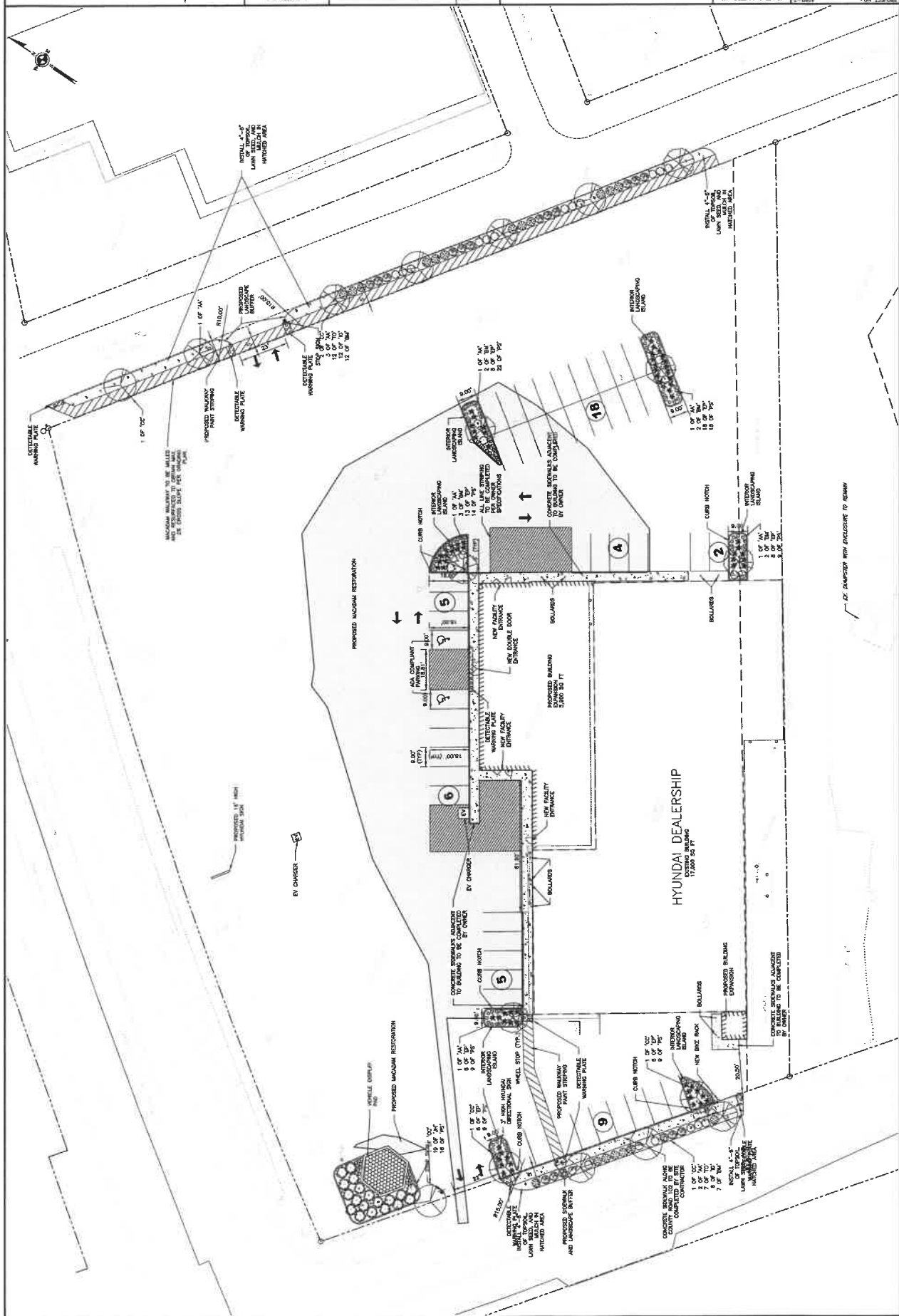
Justification: A steep stormwater conveyance ditch and associated stormwater piping run along the frontage of the property where the trees would be planted. These conditions are not suitable for tree planting.

BLAISE ALEXANDER HYUNDAI
BUILDING EXPANSION
CITY OF ALTONA, BLAIR COUNTY
PENNSYLVANIA

SCALE	1"=30'
DATE	04/08/26 MAF
CITY COMMENTS	
REVISION DESCRIPTION	



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Hollidaysburg, PA 16848
P: (814) 696-7430
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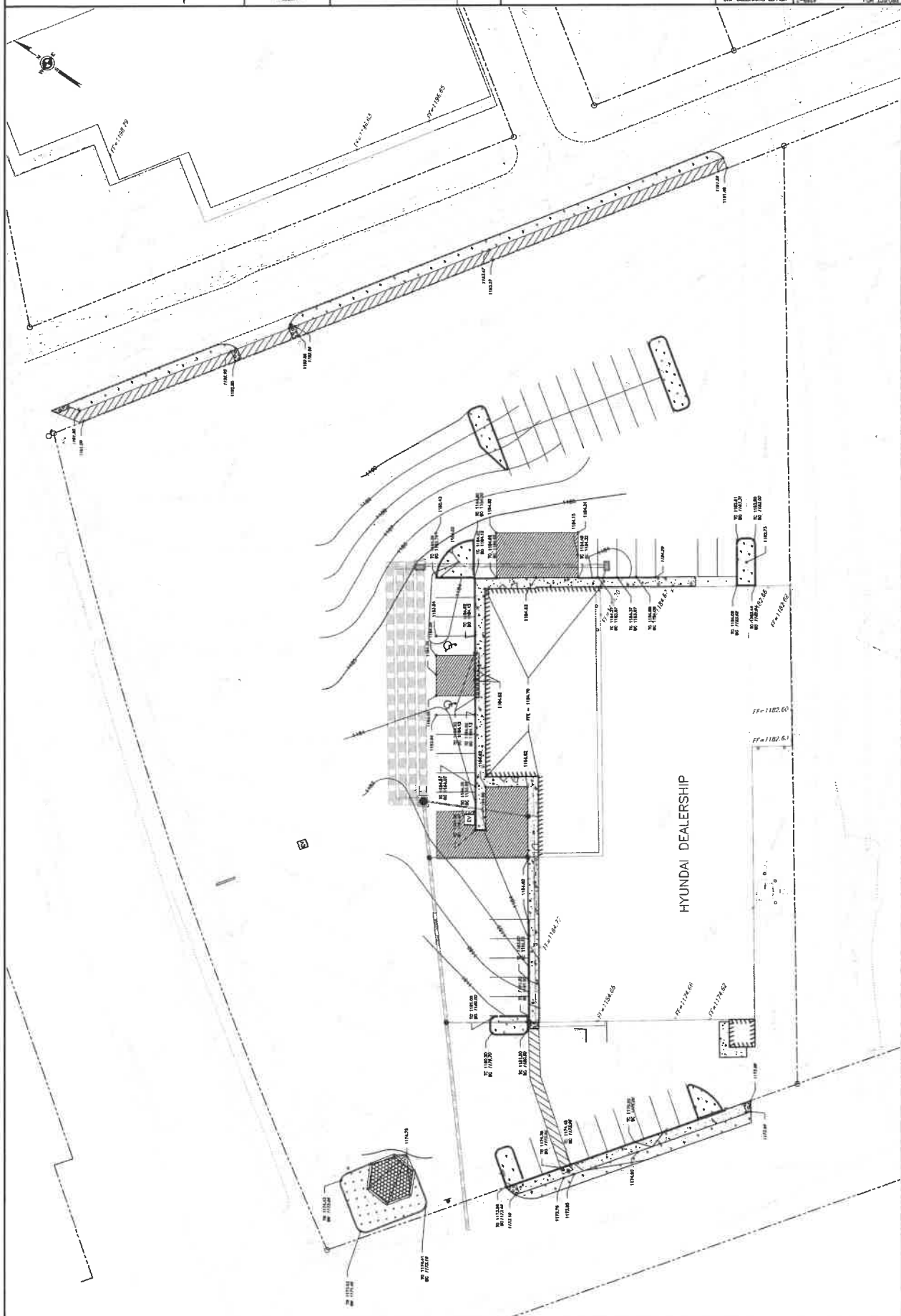
PROJECT NO. 2022-01
DATE: FEBRUARY 10, 2022
DRAWN BY: J. KELLER
CHECKED BY: J. KELLER
DESIGNED BY: J. KELLER
APPROVED BY: J. KELLER
KELLER ENGINEERS, INC.
1000 N. 10TH ST., SUITE 200
P.O. BOX 1000
HARRISBURG, PA 17105
TEL: 717-634-1000
WWW.KELLER-ENGINEERS.COM

BLAISE ALEXANDER HYUNDAI
BUILDING EXPANSION
CITY OF ALLEGANY, BLAIR COUNTY
PENNSYLVANIA

DATE: 02/10/22	BY: J. KELLER
SCALE: 1"=20'	
CITY COMMENTS:	
REVISION DESCRIPTION:	



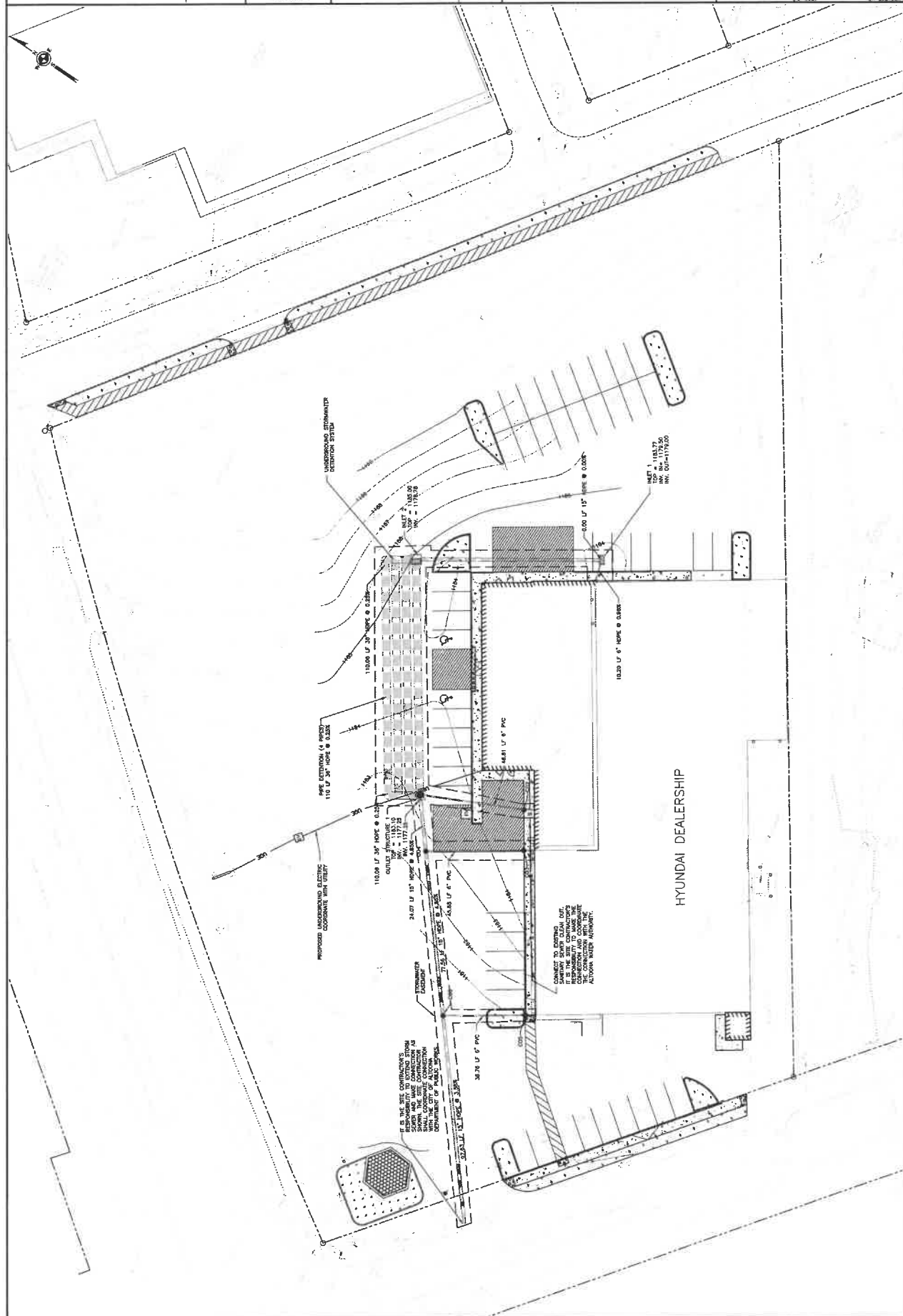
KELLER ENGINEERS
CIVIL + STRUCTURAL + SURVEY
420 Allegheny Street
Harrisburg, PA 16648
P: (717) 634-1000
WWW.KELLER-ENGINEERS.COM

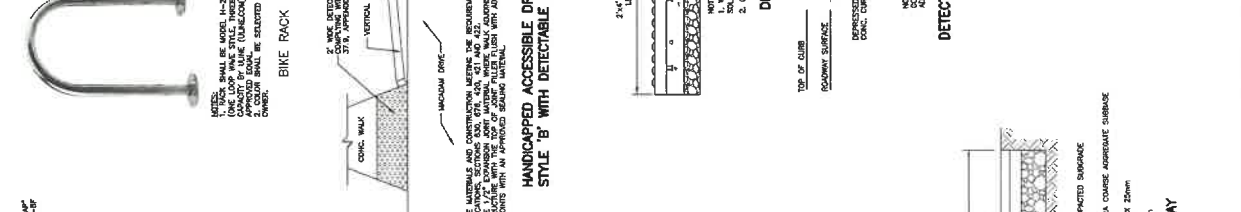
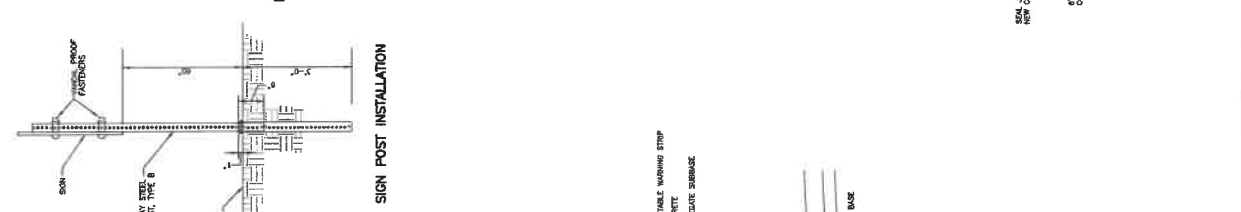
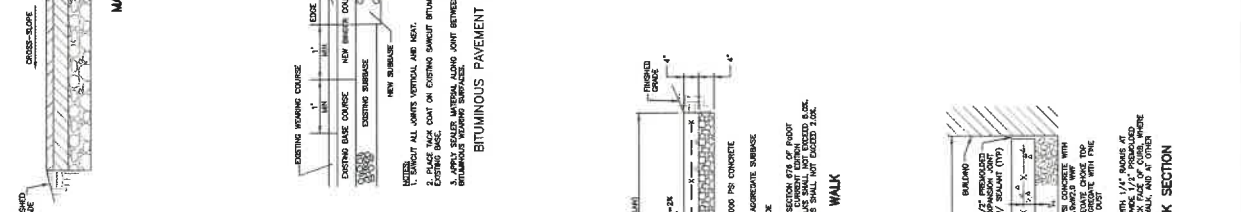


DATE & INITIALS	REVISION DESCRIPTION
01/08/78	CITY COORDINATES



420 Allagheny Street
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TYPE M INLET TOP

THE ALEXANDER HONDA
BUILDING EXPANSION
CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

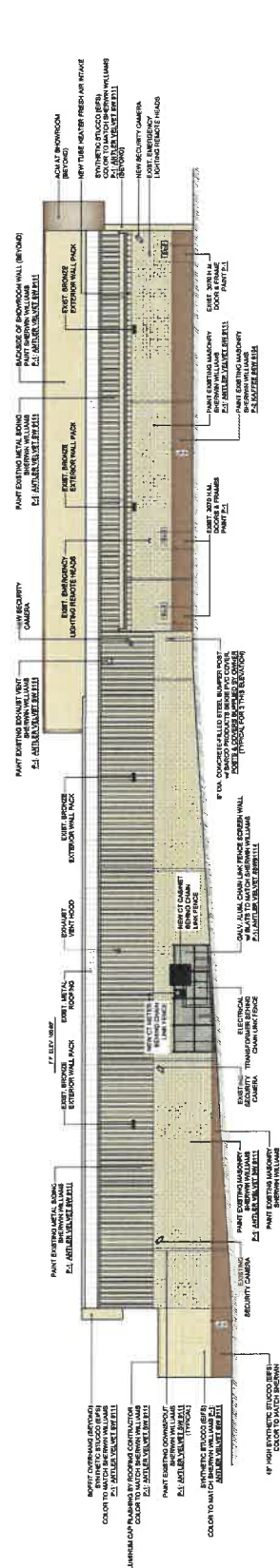
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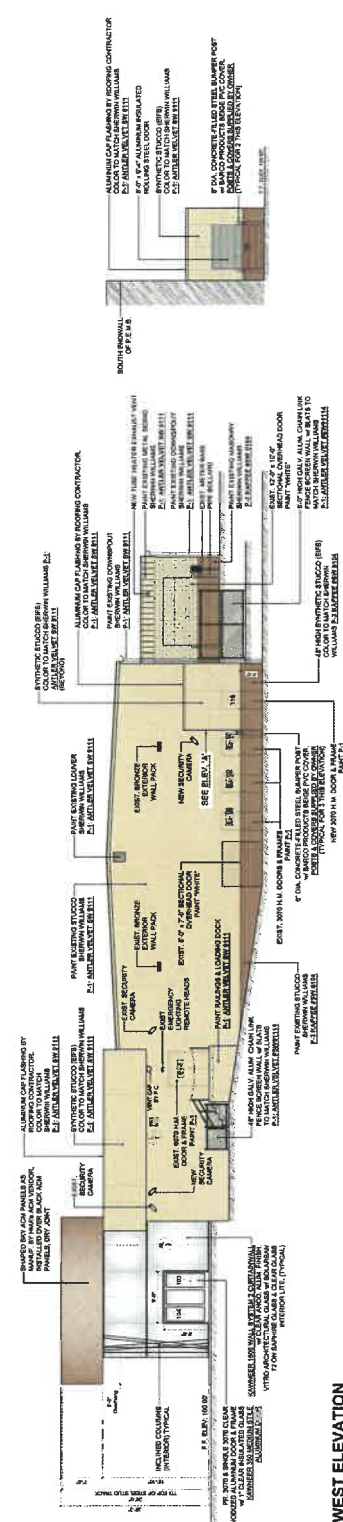
CITY COMMENTS



KELLER ENGINEERS
CIVIL, STRUCTURAL & SURVEY
420 Altogether Street
Holladay, UT 84048
P: (614) 696-7430
www.keller-engineers.com



SOUTH ELEVATION
Scale: 3/32" = 1'-0"



WEST ELEVATION
Scale: 3/32" = 1'-0"

PROJECT NO.	1000-2
DATE	FEBRUARY 11, 2020
DESIGNED BY	KESSLER ENGINEERS, INC.
DRAWN BY	KESSLER ENGINEERS, INC.
CHECKED BY	KESSLER ENGINEERS, INC.
IN CHARGE	KESSLER ENGINEERS, INC.
APPROVED	KESSLER ENGINEERS, INC.
NOTED	KESSLER ENGINEERS, INC.
REVISIONS	KESSLER ENGINEERS, INC.
DATE	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED PER CITY COMMENTS
3	REVISED PER CITY COMMENTS
4	REVISED PER CITY COMMENTS
5	REVISED PER CITY COMMENTS
6	REVISED PER CITY COMMENTS
7	REVISED PER CITY COMMENTS
8	REVISED PER CITY COMMENTS
9	REVISED PER CITY COMMENTS
10	REVISED PER CITY COMMENTS

ELEVATION DRAWINGS

BLAISE ALEXANDER HYUNDAI

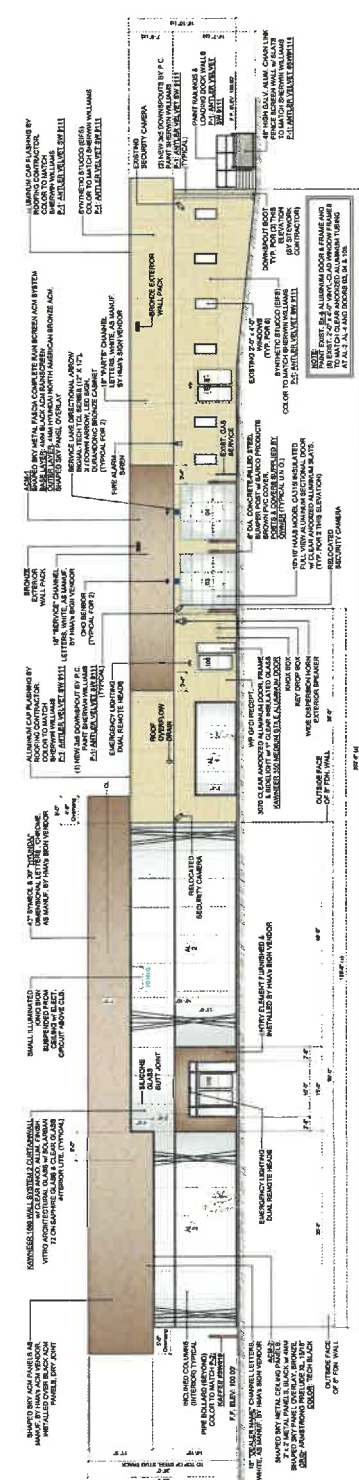
CITY OF ALBUQUERQUE, NEW MEXICO

CITY COMMENTS	REVISION DESCRIPTION	DATE	BY

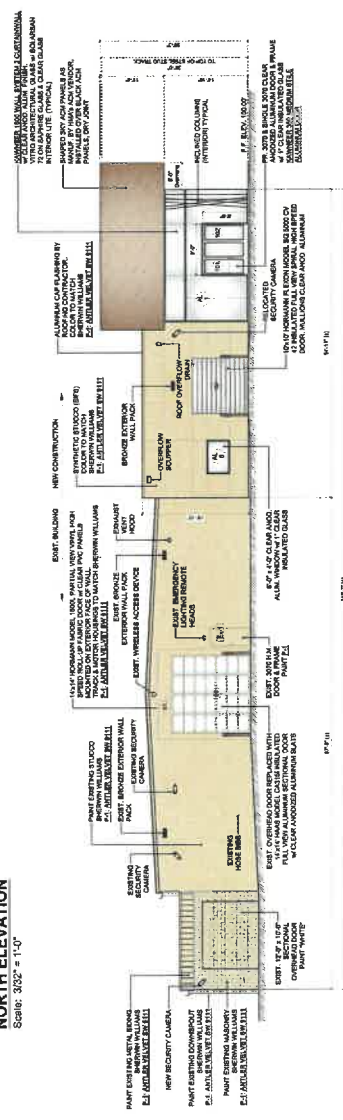


420 Allegheny Street
Holladay, NM 86401
P: (505) 896-1430
www.keller-engineers.com

NORTH ELEVATION
Scale: 3/32" = 1'-0"



EAST ELEVATION
Scale: 3/32" = 1'-0"



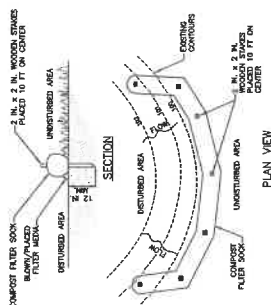
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MANNER, NOR ARE THEY TO
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WRITTEN PERMISSION AND
CONSENT OF
OLTEC ENGINEERS, INC.

CITY OF ALTONA, BLAIR COUNTY
PENNSYLVANIA

DATE & INITIALS	4/18/20 RM
CITY COMMENTS	
REGION DESCRIPTION	
SCALE	0 50 100
1:10,000	



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NOTES:

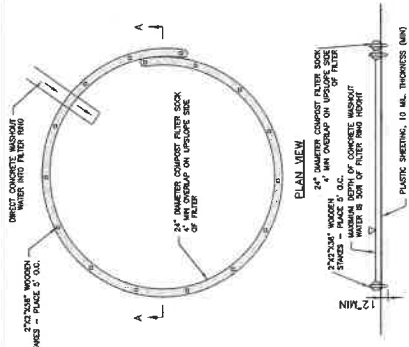
1. SOCK FABRIC MUST MEET STANDARDS OF TABLE 4.1 OF THE PA DEP EROSION CONTROL MANUAL. COMPOST SHALL MEET THE STANDARDS OF TABLE 4.2 OF THE PA DEP EROSION CONTROL MANUAL.

2. COMPOST FILTER SOCK SHALL BE PLACED AT EXISTING LEVEL GRADE. BOTH ENDS OF THE BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE HORIZON. BARRIER SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE HORIZON. MAXIMUM SLOPE LENGTH ABOVE ANY BARRIER SHALL NOT EXCEED THAT SPECIFIED FOR THE SIZE OF THE SOCK AND THE SLOPE OF ITS THRUWAY AREA.

3. COMPOST FILTER SOCK SHALL NOT BE PERMITTED TO CROSS COMPOST FILTER SOCKS.

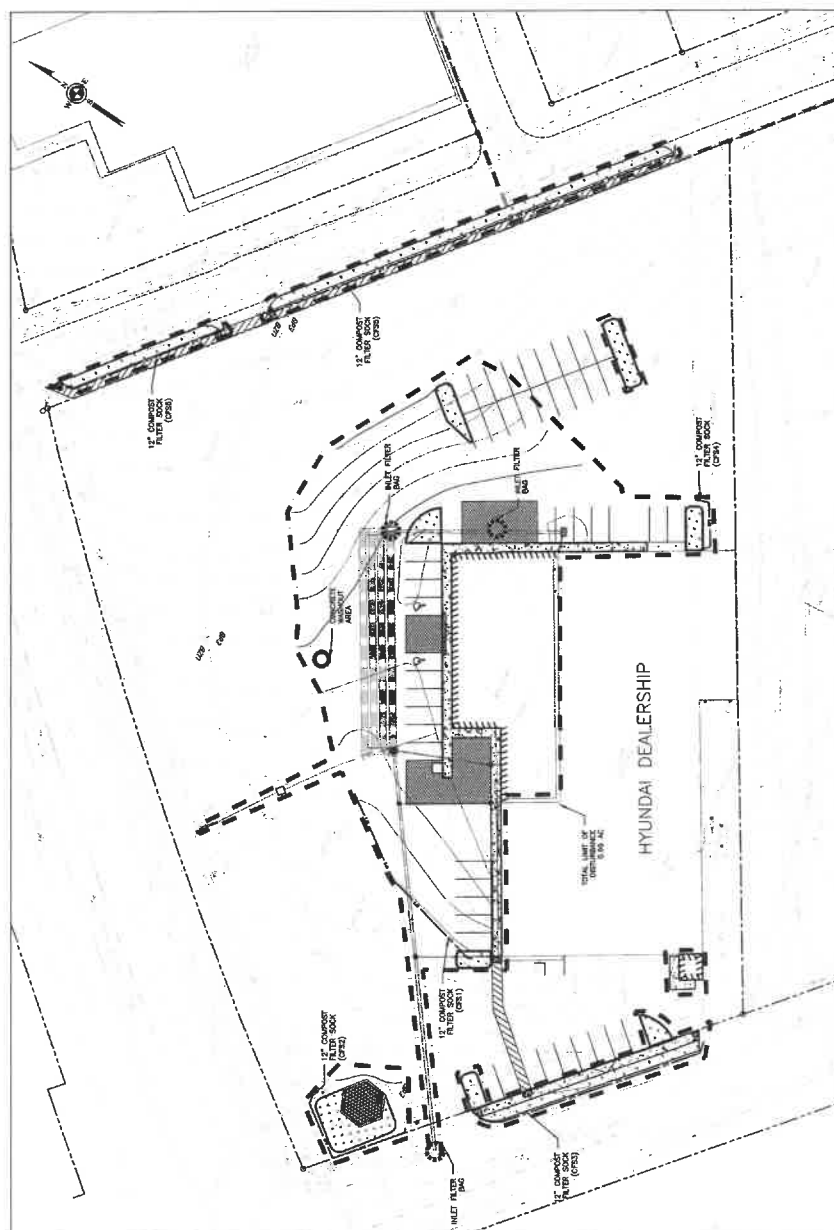
[illegible]

STANDARD CONSTRUCTION DETAIL #4-1
COMPOST FILTER SOCK

[illegible]

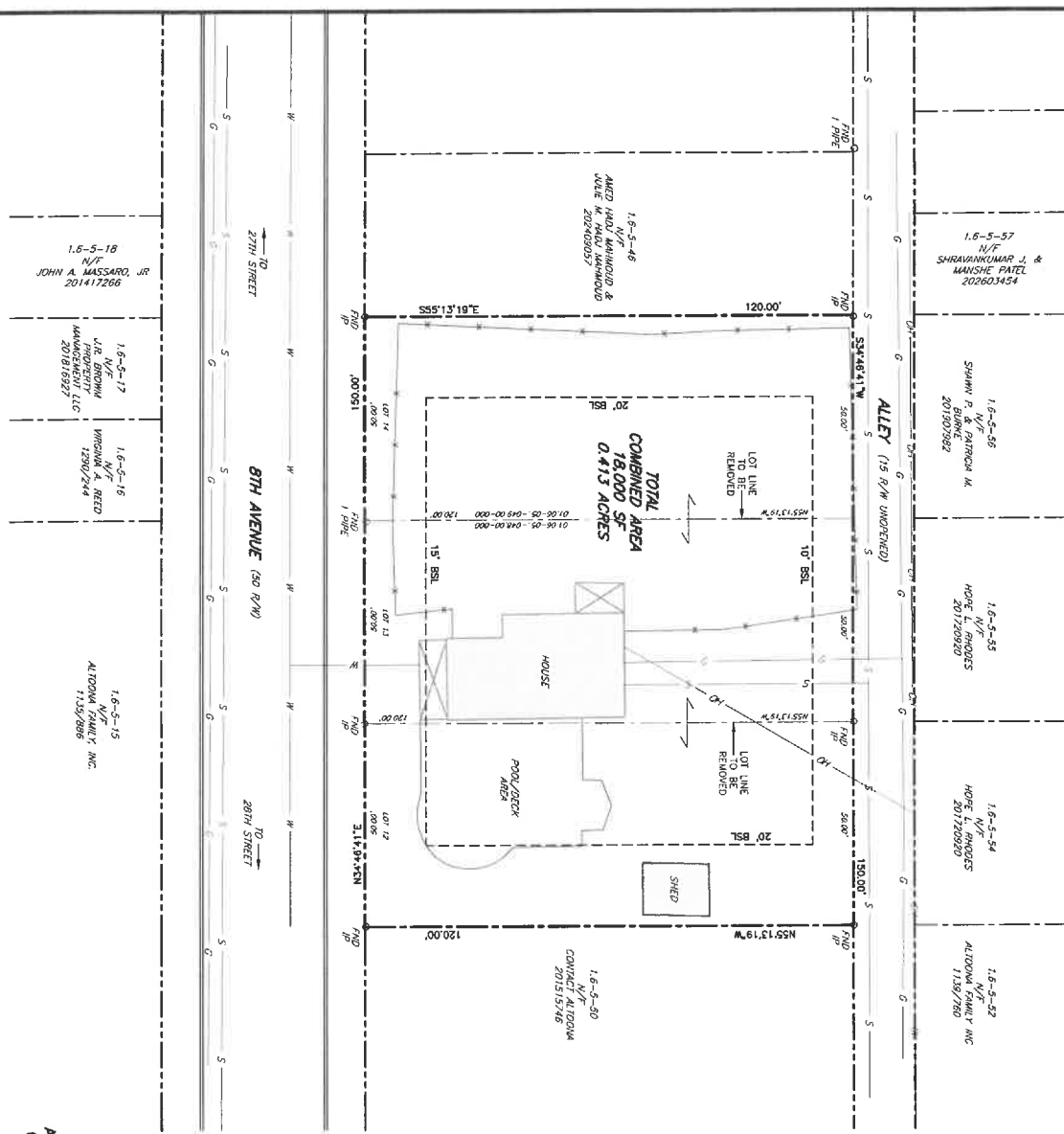
CONCRETE WASHOUT

31/03/2015



EROSION CONTROL LEISURE

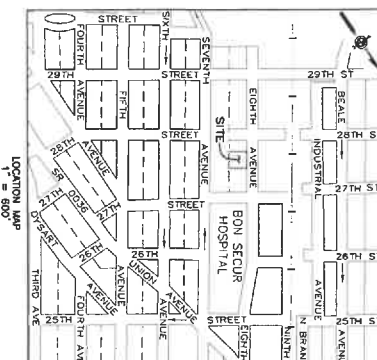
NOTE: PAYMENT SHALL BE CLEARED AT THE END OF EACH WORK DAY AND KEPT MAID-FREE DURING THE WORK DAY. IF CONTRACTOR DOES NOT KEEP PAYMENT CLEAN, A NOOK CONSTRUCTION ENTRANCE MUST BE INSTALLED AT CONTRACTOR'S EXPENSE.



TOTAL
COMBINED AREA
18,000 SF
0.413 ACRES

- LEGEND**
- PROPERTY LINE
 - PRIVATE WATER LINE
 - LOT LINE TO BE REMOVED
 - BUILDING SETBACK LINE (BSL)
 - GRASS LINE
 - SEWER LINE
 - WATER LINE
 - UTILITY
 - FENCE

- GENERAL NOTES:**
1. PROPERTY IS CURRENTLY OWNED BY STEVEN M. & MEGAN D. FLEMING OF 2717 8TH AVENUE, ALTOONA, PENNSYLVANIA, AS RECORDED IN BLAIR COUNTY INSTRUMENT NUMBER 202000404, INDEXED AS TAX PARCEL NUMBERED AS 01-08-05-1048.00-000. THE PROPERTY IS BEING OFFERED AS TAX PARCEL NUMBER 01-08-05-1048.00-000. PROPERTIES BEING ALL OF LOTS 12-14 IN BLOCK 4 OF THE PLAN OF ALLEGHENY SECTION 8.
 2. THE PURPOSE OF THIS PLAN IS TO COMBINE THE ABOVE REFERENCED PARCELS INTO ONE CONTIGUOUS LOT CONTAINING A TOTAL OF 18,000 SQUARE FEET OR 0.413 ACRES.
 3. SUBJECT PARCELS ARE ZONED R-INDUSTRIAL FLEX.
 4. SUBJECT SETBACK RESTRICTIONS ARE BASED ON THE CURRENT IF ZONING AND SHOULD BE VERIFIED BY THE CITY OF ALTOONA PRIOR TO ANY FUTURE DEVELOPMENT.
 5. THE LOCATION OF UNDERGROUND UTILITIES ARE BASED ON EXISTING FIELD EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE.



APPROVED BY THE
CITY OF ALTOONA

REVIEWED BY THE
BLAIR COUNTY
PLANNING COMMISSION

LANDOWNER OF PROPOSED DEVELOPMENT (STEVEN M. FLEMING)
LANDOWNER OF PROPOSED DEVELOPMENT (MEGAN D. FLEMING)
NOTARY PUBLIC

**PRELIMINARY/FINAL
LOT CONSOLIDATION PLAN**
FOR
STEVEN M. & MEGAN D. FLEMING
(2717 8TH AVENUE)
CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

DATE & INITIALS	REVISION DESCRIPTION

SCALE: 20' 0' 20'
1"=20'

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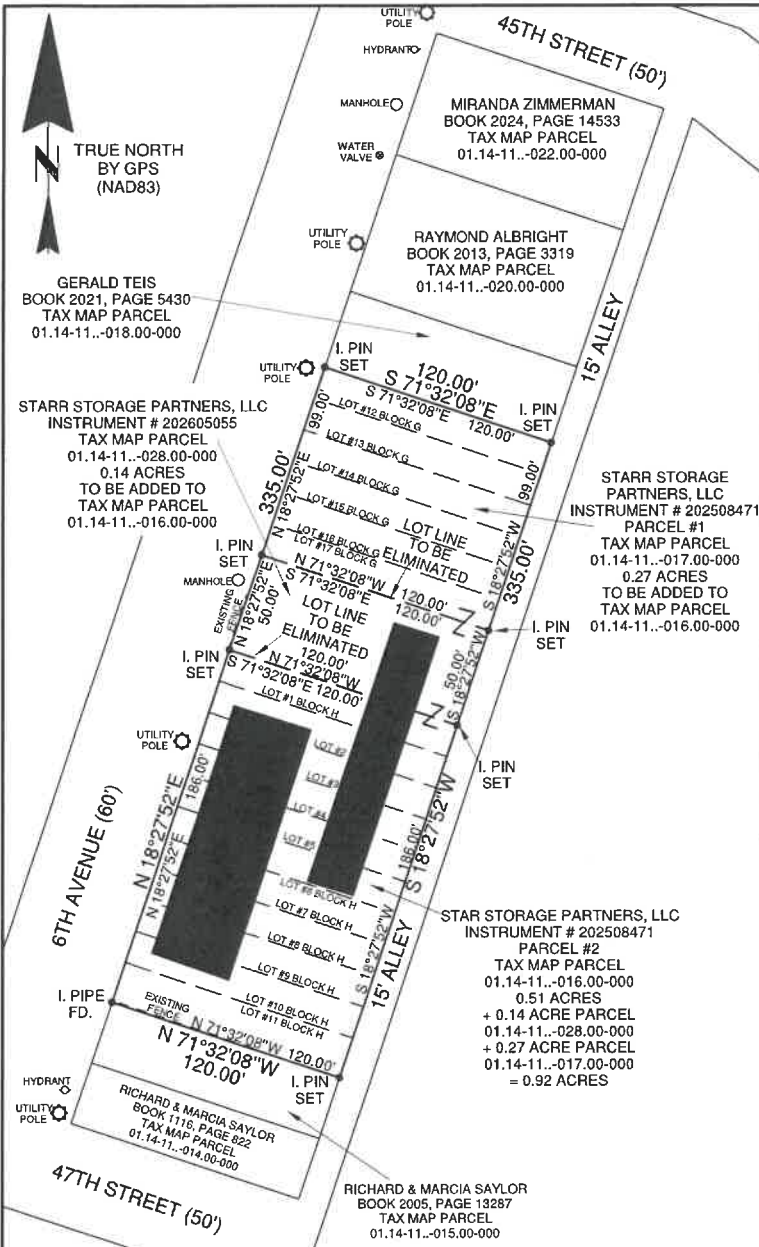
PROJECT NO.:	5101-1
FILE NAME:	5101-1 SUB.DWG
DATE:	6-3-26
DESIGNED BY:	X
DRAWN BY:	JSE
CHECKED BY:	MYB

1

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
MARTIN V. BIESINGER
LAND SURVEYOR
NO. 3107424

420 Allegheny Street
Hollidaysburg, PA 16648
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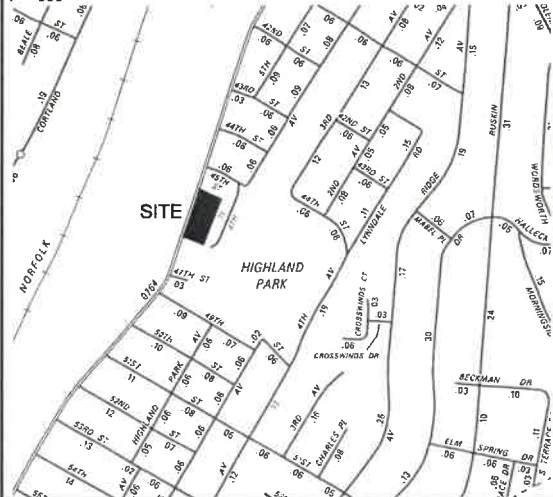
PLAN NARRATIVE

THE PURPOSE OF THIS PLAN IS TO COMBINE THE THREE LOTS OF STARR STORAGE PARTNERS, LLC, INTO ONE 0.92 ACRE LOT.

NO DEVELOPMENT IS PROPOSED.

SITE LOCATION MAP

1" = 900'



ALTOONA PLANNING ADMINISTRATOR

DATE

APPROVAL OF MINOR SUBDIVISION PLAN

REVIEWED BY BLAIR COUNTY PLANNING COMMISSION

DATE

NOTARY STATEMENT

ON THIS THE _____ DAY OF _____, 2026 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED AND ACKNOWLEDGED THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRE THE SAME TO BE RECORDED AS SUCH.

SIGNATURE OF OWNER OR APPLICANT

SIGNATURE OF OWNER OR APPLICANT

IN WITNESS WHEREOF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

GENERAL NOTES

PROPERTY IS OWNED BY:
STARR STORAGE PARTNERS, LLC.

CONTACT PERSON

KEVIN STARR
6957 PAWLING ST
PHILADELPHIA, PA 19128
(215) 808-8531

DEED IS RECORDED IN THE BLAIR COUNTY OFFICE OF THE RECORDER OF DEEDS AS INSTRUMENT # 202508471, PARCEL #1, AND PARCEL #2, AND INSTRUMENT # 202605055.

THE PROPERTIES ARE INDEXED AS
TAX MAP PARCEL 01.14-11...-016.00-000,
TAX MAP PARCEL 01.14-11...-017.00-000,
AND TAX MAP PARCEL
01.14-11...-028.00-000.

LOT CONSOLIDATION PLAN

PREPARED FOR

STARR STORAGE PARTNERS, LLC.

CITY OF ALTOONA

BLAIR COUNTY

PENNSYLVANIA

DRAWING PREPARED: 06-12-2026

SCALE: 1" = 60'

0' 60' 120' 180'

SURVEY BY: MITCH NEUDER R.P.L.S.
STEELE & NEUDER SURVEYING
112 E PENN ST, MARTINSBURG, PA 16662
PHONE: 814-635-4020



