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Altoona, PA 16601
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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, December 2, 2025 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 November 4, 2025 which is included in the packet.

SUBDIVISION AND LAND DEVELOPMENT - None

STAFF LEVEL REVIEWS

- a) City of Altoona – 1101 25th St (Garfield Park) – Minor SD Plan – Approved
- b) City of Altoona – 201 25th Ave (Fairview Park) – Minor SD Plan – Approved

SPOT BLIGHT DECLARATION

1. 1819 5th Avenue

Motion certifying to the Redevelopment Authority of Altoona (RAA) that 1819 5th Avenue, Altoona, Pennsylvania:

- (a) Was declared blighted by the City of Altoona's Blighted Property Review Committee at its October 16, 2025 meeting and recommended to the RAA for acquisition and reuse, in accordance with the Urban Redevelopment Law Act of 1945 P.L. 991, No. 385 as amended, and that the Altoona City Planning Commission hereby concurs in the Blighted Property Review Committee's determination of blight; and
- (b) The recommended reuse is residential in nature; and
- (c) That the recommended reuse is consistent with the City of Altoona's comprehensive plan, All Together Altoona, p. 54, "A final foundational step for implementing the All Together Altoona Action Plan—one that draws on the other foundational steps—is acceptance that

Altoona's housing supply will require continuous editing on multiple fronts to advance the plan's vision. Every year, there need to be a combination of demolitions, rehabs, and new housing units put into service to make the city's housing supply and neighborhoods healthier and more responsive to the needs of existing and future residents. Since Altoona's population is likely to continue to decline, this combination of activities needs to be intentionally calibrated to result in a smaller number of housing units over time—but units that are in better overall condition and reflect higher standards that will help Altoona compete for households and generate healthy levels of reinvestment by property owners."

INFORMATIONAL ITEMS

1. GAEDC Report – Next meeting is December 17, 2025
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
November 4, 2025

MEMBERS PRESENT

Dave Albright, Chairman
Larry Bilotto, Vice-Chairman
Peter Folen
Councilman Jesse Ickes (phone)

MEMBERS ABSENT

Michael Haire, Secretary
Drew Brennan
Richard Haines

GUESTS PRESENT

Bill Kibler – Altoona Mirror

STAFF PRESENT

Chris McGuire – Altoona City Manager
Sabrina Appel-McMillen – Planning and Development Manager, Community Development Department
Eric Luchansky – Director Planning and Community Development Department
Bette Fischer – Clerical III, Community Development Department

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on November 4, 2025, in the Common Room of Altoona City Hall, 1301 12th Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:00 PM.

PUBLIC COMMENT

None

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – **A motion was made by Mr. Folen to approve the October 7, 2025 minutes. Mr. Bilotto seconded the motion. Motion passed unanimously.**

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

None

STAFF LEVEL REVIEWS

Ms. Appel-McMillen presented the Staff Level Reviews that were received since the October 7, 2025 meeting.

- a) Jack E & Shirley A. Sandrus – 523 56th Street – Minor Subdivision Plan – Under Review
- b) Samantha Holliday & Michael Geishauser – 2909 4th Street – Minor SD Plan - Under Review
- c) City of Altoona – 1631 Kiesel Ave & 1530 18th Ave – Minor SD Plan – Approved
- d) City of Altoona – 301 Cherry Ave – Minor SD Plan - Approved

INFORMATIONAL ITEMS

- 1. GAEDC Report** – No report. Next meeting December 17, 2025
- 2. Blair County Planning Commission Report** – No report

COMMISSIONERS FORUM – Mr. Bilotto asked who in the city would be responsible to ensure that landlord's do their due diligence to make sure that rental properties are safe and up to code? Mr. McGuire asked for an address and he said he would follow up with the Codes department. There is a rental program that landlords are required to be registered into. The Codes department does follow up rental inspections every so many years, to be sure that rental housing is up to code.

ADJOURNMENT

There being no further business the **meeting was adjourned at 3:15 PM.**

Signed: David Albright, Chair

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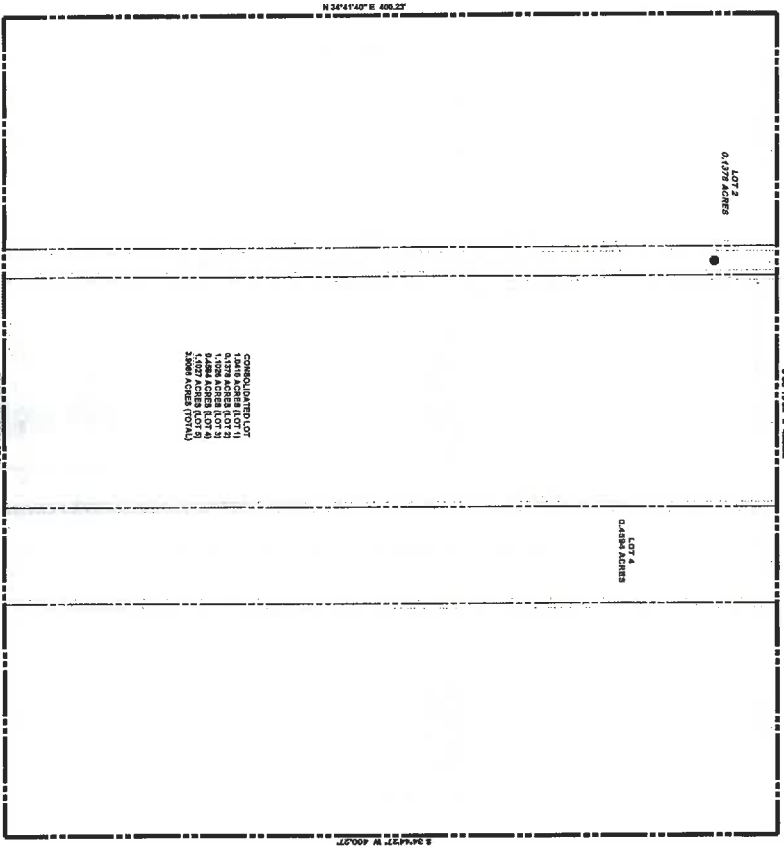
DATE: 11/12/2005

Robert J. Daulton
ROBERT J. DAULTON, Esq.
PA. REG. NO. 00000002

REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION
THIS _____ DAY OF _____ 2005.

AUTHORIZED AGENT _____ DATE _____

Correspondence: Dr. Peter J. Smith, Department of Health and Safety, University of North Carolina, Chapel Hill, NC 27599-7170.
E-mail: peter.smith@unc.edu

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SCALE: 1 INCH=2000 FEET

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THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES

**1126 EIGHTH AVENUE
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Fax: 814-944-4862
www.eadsgroup.com

**ALTOONA, PA.
CLARION, PA.
JOHNSTOWN, PA.
PITTSBURGH, PA.
SOMERSET, PA.
CUMBERLAND, MD.**

1819 5TH AVE



Presented by: REBECCA BROWN: DIRECTOR, CODES AND INSPECTIONS
& JOSH KAUFMAN: BLIGHT MANAGER

Property Overview

<u>Property Address</u>	<u>Parcel ID</u>	<u>Lot Size</u>
1819 5 TH AVE	01.06-12.-009.00-000	36X72
<u>Owner of Record</u>	<u>Zoning Classification</u>	<u>Title Search</u>
JOSEPH DEUEL RESP. PARTY DYNAMIC PROPERTY MANAGEMENT.	MULTIPLE HOUSEHOLD	NOT INIATED
<u>Structural Integrity</u>	<u>Occupancy</u>	<u>Violations</u>
APPEARS TO BE VERY SOLID	UNOCCUPIED	PORCH CEILING, PORCH ROOF, GUTTERS, VACANT.
<u>Citations Filed</u>	<u>Liens/Fines</u>	<u>BPRC Status</u>
YES, NO RESPONSE.	\$2,316.25 IN CODES FINES AND REGISTRATION FEES	SEEKING DETERMINATION.

Acquisition Source & Date	
Acquisition Path/Propose Source	AQUISTITION VIA RA OR TAX SALE. (ONLY BACK 1 YEAR \$713.24 DUE FOR 2024)
Date of Sale or Expected Timeline	MAYBE 2026 SALE

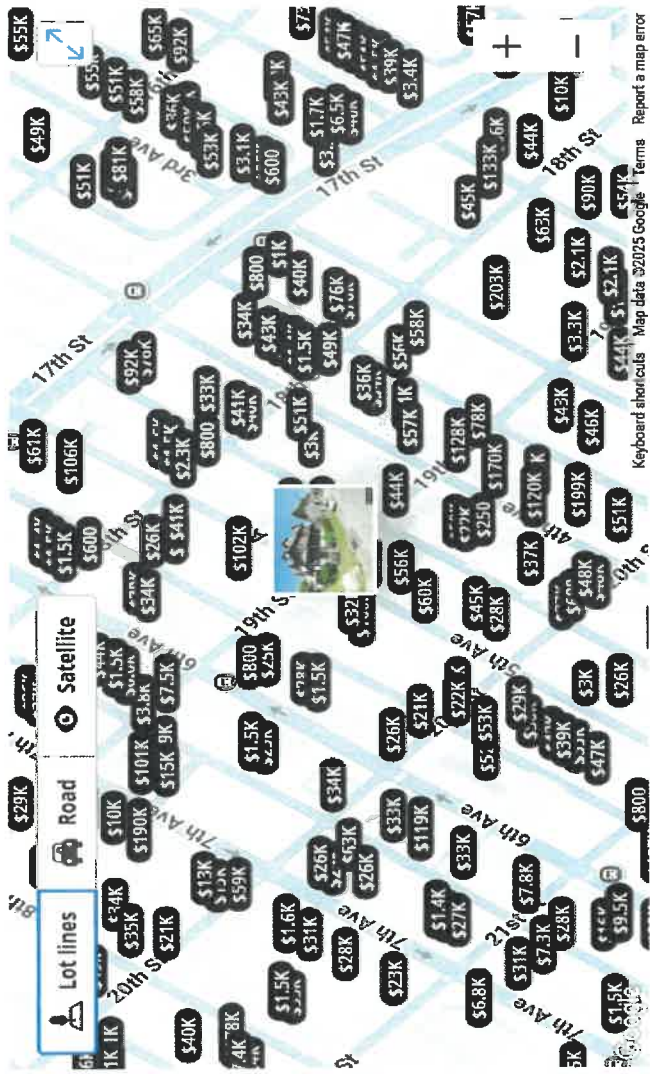
Acquisition & Financial Analysis



Purchase & Holding Costs	
Estimated Purchase Price	ANYTHING SUB \$30,000 WOULD BE EXTREMELY SUCCESSFUL. (UNLESS LIENS)
Carrying Costs	LAWNCARE \$30-50 A MONTH.
Legal/ Title Costs	



Rehab or Demolition	
Rehab Costs	\$20,000-\$45,000 ESTIMATED. PROPERTY APPEARS TO BE IN OVERALL GOOD CONDITION.
Demolition Costs	\$10,000 - \$15,000 ESTIMATED. VERY LARGE HOUSE
Alignment with RA vs LB	VERY GOOD CANDIDATE TO PICK UP FOR A REHABILATION PROJECT.



Potential Resale/Rental Income	
Post-Rehab Market Value	\$150,000 - \$200,000 + DEPENDING ON EXTENT. THIS IS A CORNER LOT AND AESTHETICALLY PLEASING PROPERTY.
Rental Feasibility	\$1000-1250+ THIS COULD POTENTIALLY BE TURNED INTO A MULTI UNIT.
Gross Receipts Tax	VERY SIGNIFICANT IF ACQUIRED FOR A GOOD PRICE.
Rationale	VERY GOOD UPSIDE POTENTIAL VIA RENTAL/PRIVATE RESIDENCE. POTENTIAL TO BE EXTREMELY NICE HOUSE



Staff Analysis & Recommended Action



Redevelopment Potential	
End Use	REHAB PROPERTY FOR A RENTAL OR PRIVATE RESIDENCE.
Opportunity	PARTNER WITH DEVELOPER TO REHABILITATE PROPERTY.



Risks & Challenges	
Environmental Concerns	N/A
Time Sensitivity	N/A

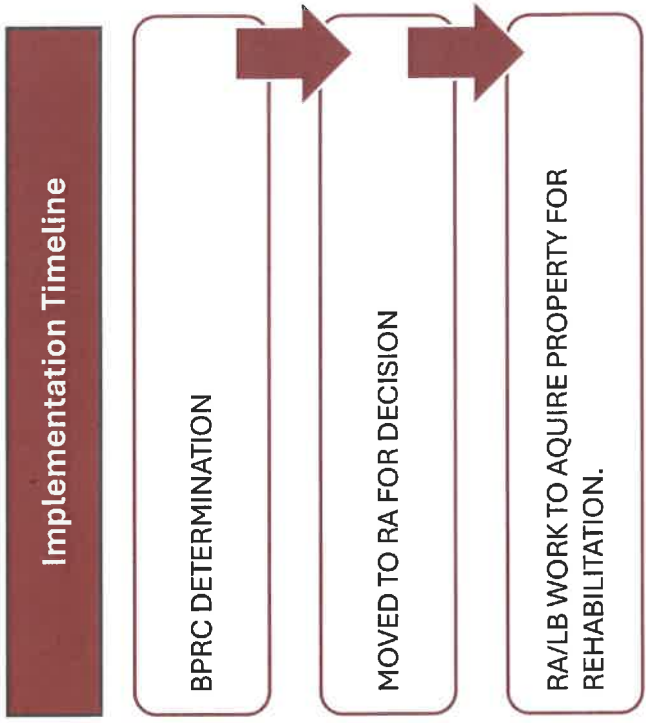
CITY OF ALTOONA
 DEPARTMENT OF CODES & INSPECTIONS
 1301 12TH STREET SUITE 103
 ALTOONA PA 16601



Board Decision Requested	
Action Item	BLIGHT DETERMINATION
Recommendation	STAFF RECOMMENDS THE PROPERTY BE DETERMINED BLIGHTED WITH THE RECOMMENDATION THAT THIS BE FURTHER INVESTIGATED BY THE REDEVELOPMENT AUTHORITY FOR ACQUISITION TO PREVENT FURTHER BLIGHT AND DETERIORATION OF A PROPERTY THAT IS STILL CURRENTLY SALVAGEABLE.

Plan Reference & Implementation Steps

Relevant Sections of Comprehensive Plan
Part 2: Housing & Neighborhood Stabilization, pp. 20–25”





September 30, 2025 11:18 AM



September 30, 2025 11:17 AM



September 30, 2025 11:17 AM



September 30, 2025 11:21 AM



















September 30, 2025 11:22 AM



September 30, 2025 11:22 AM



ADDITIONAL INFORMATION.
INITIAL VACANT NOTICE ISSUED 5-17-2023
NOTICE TO MAKE REPAIRS ISSUED 10-23-2025
ADDITIONAL NOTICE FOR VACANT ISSUED 9-18-2025
CURRENTLY HAS OPEN CITATIONS FOR NON-COMPLIANCE.
WARRANTS HAVE BEEN ISSUED DUE TO NO SHOW/RESPONSE TO CITATIONS.
CURRENTLY HAS ACTIVE ELECTRIC SERVICE THOUGH APPEARS NOBODY IS RESIDING THERE.
WATER HAS BEEN OFF SINCE 2019
PROPERTY HAS RADIANT HEAT, IF THERE HAS BEEN NO HEAT OR MAINTENANCE IN THE WINTER TIME
OR SYSTEM DRAINED, PIPES ARE LIKELY BROKEN.