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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, May 5, 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 March 3, 2026 which is included in the packet. The April 2026 was cancelled due to lack of business to discuss.

SUBDIVISION AND LAND DEVELOPMENT

None

STAFF LEVEL REVIEWS

- a) C.S.P. Investments Inc (Sheetz)– 1915 Pleasant Valley Blvd – Minor SD Pan – Approved
- b) David C. & Catherine C. Nagle – 207 Walnut Ave & 1275 2nd St – Minor SD Plan – Approved
- c) Railroaders Memorial Museum – 1300 9th Ave – Minor Site Plan – Under Review
- d) Kevin & Audrey K. Bickings – 1400 Tyler Ave – Minor SD Plan – Under Review
- e) Redevelopment Authority of Altoona – 1305-1307 18th Ave – Minor SD Plan – Under Review
- f) Sam A. Quarello JR – 404 E Walton Ave – Minor SD Plan – Under Review
- g) PSN, LLC – 3714 Beale Ave – Minor Site Plan – Under Review
- h) Redevelopment Authority of Altoona – 2000 14th Ave – Minor Site Plan – Under Review
- i) City of Altoona – 300-320 E Chestnut Ave – Minor SD Plan – Under Review

SPOT BLIGHT DECLARATION

1. 413 North 6th Street

Motion certifying to the Redevelopment Authority of Altoona (RAA) that 413 North 6th Street, Altoona, Pennsylvania:

- (a) Was declared blighted by the City of Altoona's Blighted Property Review Committee at its November 20th, 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
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

**MINUTES
ALTOONA CITY PLANNING COMMISSION
March 3, 2026**

MEMBERS PRESENT

Dave Albright, Chairman
Michael Haire, Secretary
Larry Bilotto, Vice-Chairman
Peter Folen
Drew Brennan
Councilman Jesse Ickes (Phone)

MEMBERS ABSENT

Richard Haines

GUESTS PRESENT

None

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
Rob Crossman – Engineering Department Supervisor, Public Works Department
Mackenzie Caron – Blair County Planning Commission
Bette Fischer – Clerical III, Community Development Department

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on March 3, 2026, 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 January 6, 2026 minutes. Mr. Brennan seconded the motion. Motion passed unanimously.**

SUBDIVISION AND LAND DEVELOPMENT

None

STAFF LEVEL REVIEWS

- a. Redevelopment Authority of Altoona – 323-327 Wopsy Avenue – Minor SD Plan – Approved.
- b. T & R Trading LLC (Amerway Canopy Addition) – 3709 Beale Avenue – Minor Site Plan – Approved

SPOT BLIGHT DECLARATION

1. 516 East Atlantic Avenue

Mr. Luchansky presented the Blighted Property Review Committee's recommendation to certify 516 East Atlantic Avenue as blighted and submit to the Altoona City Planning Commission and Altoona Redevelopment Authority for recommended rehabilitation.

Motion certifying to the Redevelopment Authority of Altoona (RAA) that 516 East Atlantic 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." Was made by Mr. Brennan. Motion was seconded by Mr. Haire. Motion passed unanimously.**

**RESOLUTION
DECLARATION OF BLIGHT
516 East Atlantic Ave**

Whereas the City has undertaken aggressive measures under the International Property maintenance Code to eliminate blight from the City; and

Whereas the City of Altoona's Blighted Property Review Board has determined that the property at **516 East Atlantic Avenue** is blighted under Act 94-1978 addressing factors for blight declaration on individual properties as enumerated below:

- A. Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- B. Any premises which because of physical condition use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- C. Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the Department responsible for enforcement of the code as unfit for human habitation.
- D. Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- E. Any structure from which the utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- F. Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which would be by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- G. Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this Act, and those in the future having a two-year tax delinquency.
- H. Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- I. Any abandoned property. A property shall be considered abandoned (i) it is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months;

- (ii) it is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by the Board of Revisions of Taxes or other body with legal authority to determine the taxable value of the property; or
- (iii) the property has been declared abandoned by the owner including an estate that is in possession of the property.

Whereas The above-described property has been determined to be an Unsafe Structure as defined in the Property Maintenance Code of the City of Altoona, City Code Chapter 550.

Whereas Upon expiration of the required appeal process, the code official may cause the structure or part thereof to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

Whereas The owner has received prior notice that this Declaration is pending, the notice included a statement of appeal rights, and the appeal period for the notice has tolled, and all conditions are present to allow a Declaration of Blight to be issued;

Whereas The City of Altoona Blighted Property Review Committee has referred the property at **516 East Atlantic Avenue** to the Redevelopment Authority of Altoona for potential acquisition and redevelopment, which may necessitate taking by eminent domain.

Whereas The Altoona City Planning Commission has determined that the property at **516 East Atlantic Avenue** is blighted or reasons identified in the Urban Redevelopment Law, Act of 1945, Specifically in Section 12.1, titled Blighted Property Removal, including but not limited to the fact that it constitutes a dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.

Whereas The Altoona City Planning Commission has determined that the property at **516 East Atlantic Avenue** is blighted or reasons identified in the Urban Redevelopment Law, Act of 1945, Specifically in Section 12.1, titled Blighted Property Removal, including but not limited to the fact that it constitutes any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for

accumulation of trash and debris, or a haven for rodents or other vermin.

Whereas The Altoona City Planning Commission has determined that the property at **516 East Atlantic Avenue** is blighted or reasons identified in the Urban Redevelopment Law, Act of 1945, specifically in Section 12.1, titled Blighted Property Removal, including but not limited to the fact that it constitutes a structure from which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

Whereas Under the Urban Redevelopment Law Act of 1945 P.L. 991, No.385 as amended, in order to proceed with taking by the Redevelopment Authority of Altoona by eminent domain, the property must be reviewed by the City of Altoona Planning Commission to certify to the Redevelopment Authority of Altoona that the property is indeed blighted and eligible for taking by eminent domain to cure said blight, to establish an appropriate reuse after taking, and establish that said redevelopment shall be in accordance with the City of Altoona's Comprehensive Plan.

Now, Therefore, Be It Resolved by the Altoona City Planning Commission:

1. That the property at **516 East Atlantic Avenue** is blighted.
2. That the Commission **certifies** to the Redevelopment Authority of Altoona that the property is blighted.
3. That the appropriate reuse of the property if taken by means of eminent domain is **residential in nature**.
4. That the recommended use is **consistent with the City of Altoona's Comprehensive Plan**.

Chairperson

Date

INFORMATIONAL ITEMS

1. **GAEDC Report** – No report. Next meeting will be held on March 25, 2026.
2. **Blair County Planning Commission Report** – Ms. Caron reported that the Blair County Government Advisory Committee meeting will be held on Monday, March 16, 2026 at 6:30 PM in the Margaret Avenue Training Center- 1747 Margaret Avenue, Altoona, PA 16602. All Municipalities must send at least ONE elected official as a delegate. Ms. Caron also went on to say that the Planning Commission is a 9-person board and has 5 vacancies currently in

regions 2,3,4,5, and 7. Any interested residents of Blair County municipalities are encouraged to apply. More information is available on their website www.blairplanning.org The commission is still working with Stuart Group to provide planning services.

COMMISSIONERS FORUM – Mr. Bilotto asked about the ADA cut outs that should have been addressed during the planning stage for the Dollar General on 25th Avenue and Juniata Gap Road. The ADA ramps should connect with the Sheetz across 25th Avenue and the Mallows warehouse building across Juniata Gap. Apparently, this was missed when the Altoona City Planning Commission reviewed the plans. Mr. Bilotto is bringing this to our attention so that in the future we take a better look at this kind of situation.

ADJOURNMENT

There being no further business the **meeting was adjourned at 3:30 PM.**

Signed: Michael Haire, Secretary