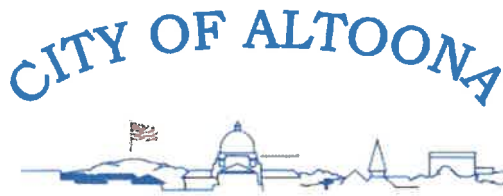


1301 12th Street, Suite 400
Altoona, PA 16601
Phone (814) 949-2470
Fax (814) 949-0372

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, September 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 August 5, 2025 which is included in the packet.

SUBDIVISION AND LAND DEVELOPMENT

1. Benzel's Warehouse Expansion 2 – 5200 6th Avenue – On 6/27/2025 the City of Altoona received a land development plan proposing to construct a 24,215 SF addition to the existing Benzel warehouse. No waivers are 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) Kreuz Storage Garage – 1800-1804 N 4th Ave – Low-Impact LD Plan – Under Review
- b) Carl E Servello – 211-215 6th Ave – No-Impact SD Plan – Approved
- c) Brewneer Realty Two LLC – 607-609 17th St & 1702-1706 6th Ave – No-Impact SD Plan – Approved
- d) Gerald W Donnelly – 3731-3721 Oak Ave – No-Impact SD Plan – Approved
- e) Robert Diehl – 1511 S 12th St – No-Impact SD Plan – Approved

SPOT BLIGHT DECLARATIONS

None

INFORMATIONAL ITEMS

1. GAEDC Report – None (Next meeting September 24, 2025)
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
August 5, 2025

MEMBERS PRESENT

Dave Albright, Chairman
Larry Bilotto, Vice-Chairman
Michael Haire, Secretary
Drew Brennan
Peter Folen
Councilman Jesse Ickes
Richard Haines

GUESTS PRESENT

Adam Long – Keller Engineers
Greg Geishauser – Stiffler, McGraw
Bob Franks – Sheetz, Inc.
Ken Szala – RJL, Inc. – O'Farrell

STAFF PRESENT

Chris McGuire – Altoona City Manager
Rebecca Brown – Director, Department of Codes and Inspections
Mackenzie Caron – Regional Planner, Blair Planning
Rob Crossman – Engineering Department Supervisor
Josh Kaufman – Codes Supervisor/Blight Manager
Eric Luchansky – Director, Community Development Department
Adam McCoy – Accounting Manager, Community Development Department
Diana White – Deputy Director/CDBG Manager, Community Development Department

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on August 5, 2025, in the Common Room of Altoona City Hall, 1301 12th Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:01 PM.

PUBLIC COMMENT

None

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – A motion was made by Mr. Haines to approve the July 1, 2025 minutes. Mr. Folen seconded the motion. Motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

O'Farrell Coffee & Tanning – 2200 Pleasant Valley Blvd., - On 5/9/2025 the City of Altoona received a land development plan proposing to construct a new 3,564 SF building for a Coffee house on the first floor and tanning salon on the second. The site will include a sixteen (16) space parking lot. A total of nine (9) waivers is being requested. Mr. Ken Szala presented the plan

Waiver Request No. 1:

640-33.E(1) and 640-63.A(2): No driveway shall enter a public street within 50 feet of an intersection.

Due to the narrow width of the lot and the residential properties at the rear of the property, the driveways were placed as far from the intersection as possible while still maintaining functionality for the lot. The driveway on S. 22nd St is 50' from the edge of travel lane. Only half of the driveway existing onto Olmes St is within 50' of the edge of the travel lane.

Waiver Request No. 2:

640-62.B: Buildings should be sited toward the front of the lot, as close to the setback line as practical. Parking shall not be placed in front of the building.

Due to the residential district behind the lot, parking was placed towards the front of the building. Shrubs have been placed between the parking lot and Pleasant Valley Boulevard to shield vehicular headlights and control traffic movements within the parking lot.

Waiver Request No. 3:

640-63.A (5): No one-way access driveway shall be wider than 18 feet at the point where such a driveway crosses the street or alley right-of-way line.

The one-way exit driveway at the southeastern corner of the property is 19.8' to allow vehicular turning movements from the drive thru lane to the exit driveway.

Waiver Request No. 4:

640-63.A(6): The minimum curb radius on an access driveway at the street or alley shall be 10 feet.

The driveway, in front of the building, at Olmes St is exit only. The eastern radius does not affect turning movements. The driveway, behind the building, is the maximum radius to fit site conditions/layout within the property.

Waiver Request No. 5:

640-63.B(3): Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet.

The two parking stalls at the NW corner encroach slightly into the 5' setback from property line a maximum of 3.5'. The property is shielded from vehicle headlights by the proposed privacy fence. They are not directly behind a residential home. The most NE stall is also with 3.5' from the right of way line, however it is 8.4' from the backside of the sidewalk and within 15.7' from the edge of the travel lane.

Waiver Request No. 6:

640-63.I(3). A face-to-face setup shall be used for all drive-through facilities to eliminate speaker noise. Alternative may be considered by the Planning Commission where it can be shown that transactions will not be heard at the lot line at any time of day or night.

A solid vinyl fence and landscaping will be used to help shield speaker noise. In addition, an AI speaker system will help control the decibel levels. The two residential neighboring properties behind the property have garage structures close to the property line that offer additional buffer to the homes.

Waiver Request No. 7:

640-65.B.5 No parking, structures, dumpsters, light standards shall be permitted in a buffer yard.

A 7' solid vinyl fence and landscaping (trees/shrubs) will be provided along the rear property line to provide a buffer.

Waiver Request No. 8:

640-65.D(3-5) Foundational landscaping.

Landscaping has been proposed elsewhere around the site to compensate.

Waiver Request No. 9:

640-65.E.3.(a) Islands shall be six feet wide.

To maximize the buffer areas around the outside of the parking lot, the island width at the drive thru entrance has been reduced. The island will

be planted with shrubs for interior parking lot landscaping and to help control traffic movements.

A motion was made by Mr. Haines to approve the resolution with the nine (9) waivers, with the conditions that a “Do Not Block Driveway” sign be erected on 22nd Street and that a revised photometric plan be submitted for approval by staff. Mr. Haire seconded the motion. Motion passed with one abstention.

Altoona Center for Oral & Maxillofacial Surgery – 901 Valley View Blvd., - On 5/29/2025 the City of Altoona received a land development plan proposing to construct a small 10-space parking lot behind the existing medical building. A total of nine (9) waivers is being requested. Mr. Adam Long presented the plan and the waivers that are being requested.

Waiver Request No. 1:

640.63.A(2) – Request to allow existing driveway within 50' of intersection.

The condition is existing and has existed for many years.

Waiver Request No. 2:

640.63.C(7) – Request to provide no curb on some of the parking.

The condition is existing and has existed for many years.

Waiver Request No. 3:

640.63.C.3(a) – Request to allow the existing spaces to be shorter than 10'.

The condition is existing and has existed for many years.

Waiver Request No. 4:

640.64.A.1 – Request to not provide sidewalks along South 9th Street.

Due to the existing street condition, numerous utilities and utility poles, an existing paved service drive, grade conditions, and driveway locations, sidewalks are not possible on this property along this street. There are also no sidewalks on South 9th Street in which to connect

Waiver Request No. 5:

640.65.A.1 – Request no to provide street trees along both streets.

Installing street trees along Logan Boulevard would require the removal of required parking screening shrubs, and there is insufficient room with the installation of the required sidewalks. There are numerous utilities, guy wires, and driveways that prevent the installation of street trees along South 9th Street.

Waiver Request No. 6:

640.65.D.4 – Request to allow no foundation landscaping along the east façade.

There are utilities and existing air conditioning units that will prevent shrub installation. The proposed fence will block any views from the east.

Waiver Request No. 7:

640.65B.8 – Request to eliminate the required buffer against residential properties.

There is no buffer in the existing condition, and the building is existing, not proposed. A fence is being installed against the neighbor to the east. An alley exists to the south, and the neighbor to the south has provided approval to the applicant allowing paving of that paper alley since the pavement will benefit both parties.

Waiver Request No. 8:

640.65.E.3.(c) – Request to not provide trees in the existing islands along Logan Boulevard.

There is a sign in the south parking island, and adding a tree in the north island will cause a sight distance issue.

Waiver Request No. 9"

640.63.B.(3) – Request to have the parking lot less than 5' from the property line.

The lot is located 3' from the proposed property line because of existing air conditioning units and utilities behind the existing building. We also need to accommodate the accessory structure setback for the neighbor's garage. A solid fence is being proposed to handle any screening usually required in the 5; parking setback.

A motion was made by Mr. Folen to approve the resolution with the nine (9) waivers with the condition that the residential subdivision is approved. The motion was seconded by Mr. Brennan. Motion passed unanimously.

Sheetz Store #14 Altoona Rebuild – 3315 Beale Avenue – On 6/30/2025 the City of Altoona received a land development plan proposing to construct a new convenience store to replace the existing Sheetz store. The existing 4,662 square-foot store opened more than 25 years ago. The project will include a new 4,966 square-foot store with drive through window, a 1,114 square-foot car wash and feu canopy with 6 fuel islands. All utility service lines will be replaced, including water, sanitary sewer, natural gas, cable, electric and telephone. A total of seven (7) waivers is being requested. Mr. Greg Geishauser presented the plan and the waivers being requested.

Waiver Request No. 1:

640-63.A(2) – No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 10 feet to an intersection. Access driveways shall access side streets instead of main arterials.

Requesting a waiver from this section of the ordinance. The property being developed is located at the intersection of N. Logan Boulevard and Beale Avenue. There are no side streets adjacent to the property to access the site. The Sheetz site currently uses an access that was permitted as a “local road” by PennDOT. Additionally, no changes to the existing ingress and egress location are proposed. All access will be maintained subsequent to construction.

Waiver Request No. 2:

640-63.I(3) – A face-to-face setup shall be used for all drive-thru facilities to eliminate speaker noise. Alternatives may be considered by the Planning Commission where it can be shown that transactions will not be heard at the lot line at any time of day or night.

The proposed drive-thru will have a touch screen ordering point, but a speaker is proved to assist any customers that needs help while ordering. As such the applicant is requesting a waiver from providing a face-to-face setup since a majority of the orders will be placed via the touch-screen.

Waiver Request No. 3:

640-64.A.(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 applicant is requesting a waiver from providing sidewalk along the entire length of the property. North Logan Boulevard does not have any pedestrian facilities between the proposed Sheetz site and the existing bridge. It is our understanding that there are no planned improvements by the City of PennDOT due to the site challenges. Therefore, any sidewalk provided along North Logan Boulevard would not lead to an accessible route and could potentially direct pedestrians to use the shoulder of a highly traveled North Logan Boulevard. As for Beale Avenue, there is an existing sidewalk along the western side. Therefore, pedestrians can utilize the existing sidewalk to traverse Beale Avenue. Additionally, there is an interchange located north of the site. Any sidewalk provided along Beale Avenue would have to direct pedestrians across the interchange or along North Logan Boulevard. Finally, there is no sidewalk located along the southwest side of Beale Avenue driveway. Any sidewalks provided along the property would not lead to an accessible route or continue an accessible route.

Waiver Request No. 4:

640-65.E.(3).(b) – Islands shall be curbed with vertical or sloped curbing. Asphalt curbing is not acceptable.

The applicant is asking for a waiver from providing landscaped islands adjacent to the parking in front of the store. Brick pavers will be utilized for the at-grade islands similar to those used in recently constructed Sheetz stores in the City.

Waiver Request No. 5:

640-65.E.(3).(c) – Within each island, there shall be one tree for each 18 feet of length. Where the length does not equal an exact multiple of 18, the nearest multiple (by standard rounding) shall be used.

The applicant is asking for a waiver from trees in the two islands adjacent to the drive-thru. There are multiple utilities that will be installed below and adjacent to these islands. To avoid potential damage to the utilities from the tree roots, the applicant is providing a landscaping plan which has multiple shrub species throughout these islands.

Waiver Request No. 6:

640-65.D – Foundational Landscaping.

The applicant is requesting a waiver from providing foundation landscaping in accordance with this section. In lieu of the foundational landscaping, the applicant proposes to provide sidewalk and architectural features in accordance with section 640-65>D.(3). The proposed building will have a brick façade and decorative windows. Lighting will be incorporated in the design to enhance the look of the building. Brick pavers will be used in lieu of concrete and outdoor seating will be provided to enhance the area immediately adjacent to the building.

Waiver Request No.7:

640-65.F.(1) – No property shall have exterior speakers, unless approved on a temporary basis under the temporary use provisions below.

As previously stated, the proposed drive-thru will have a touch screen ordering point, but a speaker is provided to assist any customers that needs help while ordering. As such, the applicant is requesting a waiver from providing a face-to-face setup since a majority of the orders will be placed via the touch-screen.

A motion was made by Mr. Haire to approve the resolution with the seven (7) waivers with the condition that the applicant submit a revised plan providing a ramp and lateral sidewalk leading to the store from the Beale Avenue entrance. The motion was seconded by Mr. Folen. Motion passed unanimously.

STAFF LEVEL REVIEWS

None

SPOT BLIGHT DECLARATIONS

Ms. Brown reported that the Blighted Property Review Committee (BPRC) met for the first time on July 31, 2025. The committee was established as a review and referral committee, not a decision-making body. It will review properties and make the determination whether a property is blighted. Once the determination is made the property will then be brought to the planning commission for the resolution to have the property demolished. The BPRC will provide a summary of the structural reason for declaring the property blighted.

2617 6th Avenue

Owner: LaQuitta Smith & Sherron Sewell

Address: 915 Manor House Drive

Upper Marlboro, MD 20774

Vacant property. Residential, substandard not suitable for rehabilitation; not suitable for human habitation. No contact with owners. Multiple court hearing – no show and found guilty; warrant issued. Exterior siding falling off. Foundation has visible cracks, roof needs replaced. Windows some boarded, some missing. Interior unknown. Large tree in rear yard. Water and gas shut off. Electric meter still on. No outstanding taxes. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **A motion was made by Mr. Bilotto to declare the property blighted. Mr. Folen seconded the motion. Motion passed unanimously.**

309 14th Street

Owner: Vicki L Bergman & Kevin J. Long

Address: 309 14th Street

Altoona, PA 16602

Vacant property. Residential, substandard not suitable for rehabilitation; not suitable for human habitation. Exterior, siding damaged, missing and rotting. Foundation, water damage has section of foundation deteriorating. Roof, missing and damaged shingles, gutters, soffit and fascia falling off. Windows, multiple broken, damaged or missing. Interior, extremely deplorable conditions holes in walls, floors and roof. Multiple rooms filled with accumulation. Property was broken into and gutted of copper, holes in ceilings have leaked throughout. Demo notice was posted on 4/15/2025. No contact with owner since notice posted. Water is off, Electric and gas shut off on 5/29/2025. Outstanding taxes 2023 - \$627.63; 2024 - \$609.63; Total of \$1,237.26. The City will have the structure demolished and place a lien on the property for the cost of the service.

Appropriate reuse for this property is residential in nature. **A motion was made by Councilman Ickes to declare the property blighted. Mr. Bilotto seconded the motion. Motion passed unanimously.**

INFORMATIONAL ITEMS

1. GAEDC Report – None

2. Blair County Planning Commission Report – Ms. Caron reported that the PA Local Share Grant application window will open on September 1, 2025. If interested, the City should reach out to Sherry Socie at Blair Planning.

3. COMMISSIONERS FORUM

Ms. White reported that the 45-day comment period had closed and that no substantial changes were necessary, although small changes were made as noted in a summary of comments that was provided to the board.

Motion to accept the final drafts and recommend that Altoona City Council adopt the final drafts of the updated Zoning Ordinance and Subdivision and Land Development Ordinance as prepared by czb LLC was made by Mr. Folen. Motion was seconded by Mr. Brennan. Motion passed unanimously.

ADJOURNMENT

There being no further business the **meeting was adjourned at 4:35 PM.**

Signed: Michael Haire, Secretary

Benzel Warehouse Addition #2

City of Altoona

Project Narrative

The proposed project consists of an approximately 125' x 200' (24,215 SF) addition and a 15' x 50' (750 SF) addition to the existing Benzel warehouse located at 5200 6th Ave, Altoona, PA 16602. The parcel identification is Blair County Instrument No. 201223034 and indexed as Tax Parcel No. 1.14-3-1. Property is zoned I-L light industrial.

The project is outside the FEMA 2012 floodplain. There are no wetlands or steep slopes on the property.

The proposed building will occupy an existing paved impervious area. The proposed project will not create any additional impervious area. As per City of Altoona ordinance, 20% of building area (approximately 4,993 SF) will be considered meadow for stormwater management. The stormwater management will consist of underground pipe storage. An Erosion and Sedimentation Control Plan will be submitted to the Blair County Conservation District for review. The disturbed area of the project will be less than one acre; therefore, an NPDES Permit is not required.

Neither water nor sanitary sewer will be extended to proposed addition; therefore, no sewage facility planning is required. No additional jobs will be created as a result of the project. No additional parking is required as a result of the project. The proposed project does not necessitate any improvements to public properties or facilities.

The existing access to 6th Avenue will be used. No additional truck traffic will be generated as a result of the project. The intent of the warehouse addition is to increase dry storage area along with additional ovens. No alterations are proposed that will affect vehicular or pedestrian circulation.

List of plan sheets are shown on Sheet 1. Basic design standard information is shown in General Notes or Sheet 2 of drawings. List of adjoining property owners shown on Sheet 2.

No waivers are being requested for project. No special studies were required for project.

July 14, 2025

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

RE: Benzel's Warehouse Expansion 2
5200 6th Avenue
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 July 2, 2025 for review of a land development located at 5200 6th Avenue in the City of Altoona, Blair County:

- Final Land Development Plans for Benzel's Warehouse Expansion #2 for Benzel's as prepared by Keller Engineers, 8 sheets, project no. 641-6, dated 6/27/2025
- Design Report for Benzel's Warehouse Expansion #2 as prepared by Keller Engineers, project no. 641-6, dated June 26, 2025
- Project Narrative for Benzel Warehouse Addition #2

The above information has been reviewed for conformance with Chapter 620 and Chapter 640 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. Please add note to plan stating that contractor is responsible for keeping City streets free of debris and mud.
4. Please indicate the outlet structure on the plans (i.e. label Inlet 3 as the outlet structure to provide a correlation between the plan and the detail)
5. Property is zoned I-L: Light Industrial.

Chapter 620 Stormwater Management, Erosion and Sediment Control

6. 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. Provide approval letter from the Conservation District upon receipt.
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.
 8. 620-12.C(2h) Provide pre-cast or after-market medallions with wording such as "only rain in the drain," "drains to the stream," "stormwater only," "no dumping," etc.
 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. Please indicate that DPW is to be supplied with documentation of all inspections.
 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.
 - 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(1c) The owner shall keep on file with the City of Altoona the name, address and telephone number of the person or company responsible for operation and maintenance activities. In the event of a change, new information will be submitted by the owner to the City of Altoona within 10 working days of the change.
 13. 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 Engineer must provide proof of such meeting or correspondence to the City. 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 owner shall also adhere to any additional requirement or permits required by the Altoona Water Authority.
 14. 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 large system is \$3,850.00.
 15. 620-15.C(1) The owner of the stormwater management facilities shall a keep record or log of all activities undertaken in compliance with the approved maintenance schedule, as well as any other maintenance activities that were necessary.)
 16. 620-15.C(2) Said records shall be kept on site, accessible and opened to the Stormwater Officer upon request so that he or she may verify that maintenance is proceeding as approved. A copy of the prior year's maintenance records will be submitted to the City of Altoona Public Works Department, no later than January 31 of each year. Send to the attention of: Stormwater Officer, City Hall, Suite 300, 1301 12th Street, Altoona, PA, 16601.
 17. 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

18. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.
19. 640-58.G. The signature of the professional engineer who prepared the plans shall be provided.
20. 640-58.I. On the plan cover sheet indicate that the City of Altoona signature block is for the Altoona City Planning Commission. Also provide the notes listed below relating to performance covenant and other land development plans on file...
21. 640-62.H. Building placement shall not hinder the effective and efficient response of emergency personnel in a fire or medical emergency. The city fire department is reviewing the layout and they may have comments.
22. 640-63.D. Although narrative indicates there will be no additional jobs created and no additional parking needed, the project will eliminate a large area of impervious/parking. Please provide justification that the existing parking is sufficient.
23. 640-63.G(1) For every 10 spaces provided by the applicant for motor vehicles, one bicycle parking space shall be provided, with a minimum of two bicycle spaces for all proposals. Show location of bicycle parking that is to remain.
24. 640-65.C(6) Perimeter landscaping: Elsewhere the plantings shall be designed to screen and filter out noise, light, and odor produced by the proposal and create a full screen within five years..
25. 640-65.D. Projects are to provide foundational landscaping in accordance with this section.
26. 640-65.E(6) Lighting shall conform with this section including height, cut-off fixture, etc. If applicable, enough detail should be added to the plan set (that will be recorded) to show conformance with this section.
27. 640-65.G. If exterior dumpsters are provided, they must conform with this section.

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 94 - Task Order 88 - Plan Reviews 2025\6 Benzel's Warehouse Add #2\250709 Review 1 Benzels Warehouse.docx



www.eadsgroup.com

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SITE/GRADING PLAN

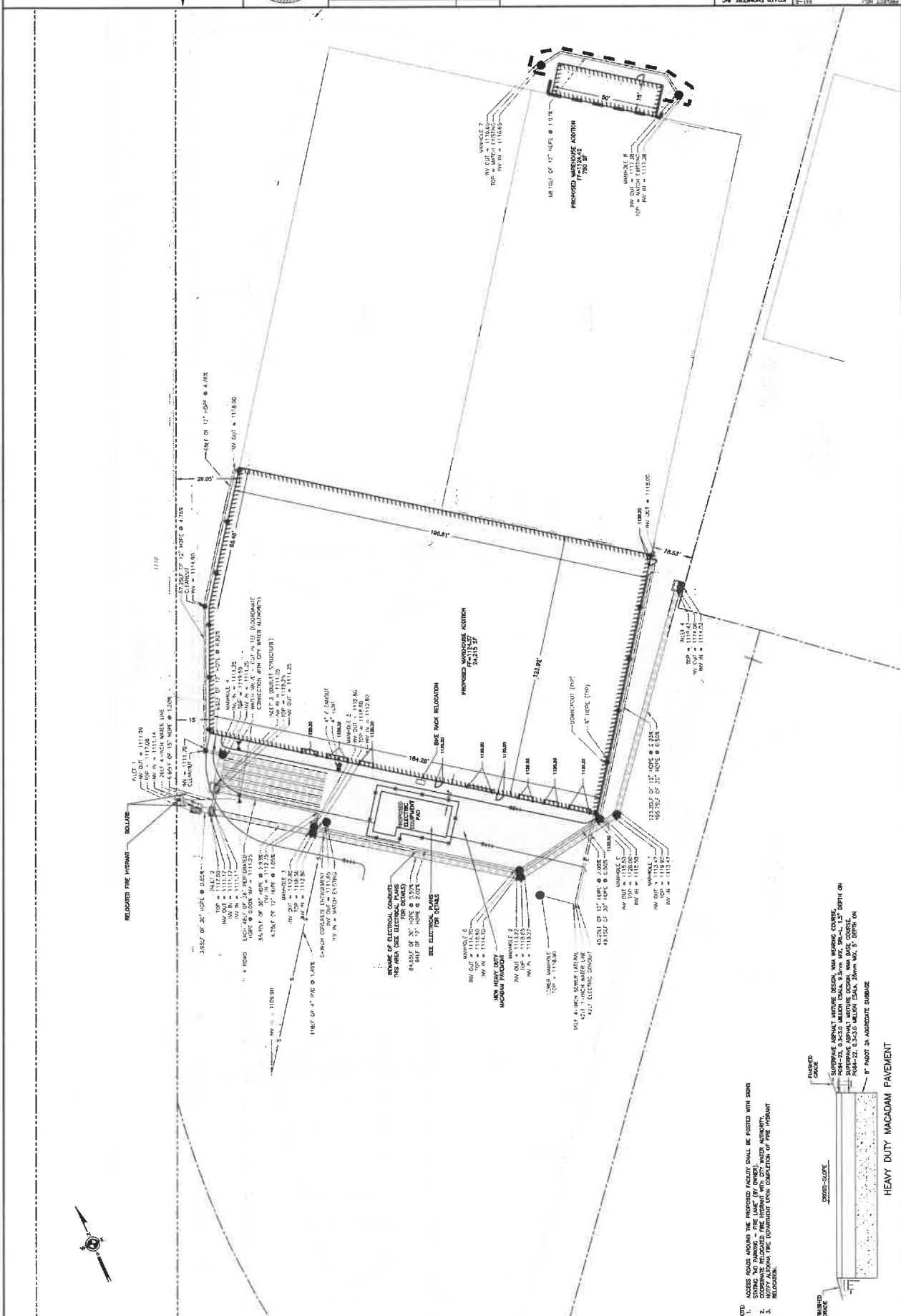
BENZEL'S WAREHOUSE EXPANSION #2

ALTONA, BERK COUNTY
PENNSYLVANIA

DATE & INITIALS	REVISION DESCRIPTION	SCALE: 1"=20'
6/20/25 JHE	CITY OF ALTON AND 6/15/25 COMMENTS	
8/7/25 JAK	CITY OF ALTON 7/14/25 COMMENTS	



420 Allegheny Street
Hollidaysburg, PA 16648
P: (814) 696-7430
www.keller-engineers.com

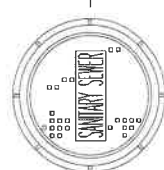
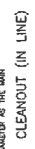
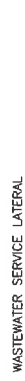


NOTE:

1. ACCESS ROADS AROUND THE PROPOSED FACILITY SHALL BE POSTED WITH SIGNS STATING "NO PARKING - FIRE LANE" (BY OWNER).
2. COORDINATE RELOCATED FIRE HOSEBOX WITH CITY WATER AUTHORITY.
3. NOTIFY ALTONA FIRE DEPARTMENT UPON COMPLETION OF FIRE HOSEBOX.

HEAVY DUTY MACADAM PAVEMENT

BENZEL'S WAREHOUSE EXPANSION #2



NOTE:
CONCRETE NOT TO COVER BOLTS ON TOP OF STRAPS

GENERAL

- [illegible]

related to the
ACCORDANCE WITH
THE 2000 WHITE ACT

- [illegible]

7. SIGNAGE PLACED ON ANY PUBLIC HIGHWAY OR
END OF EACH WORK DAY AND DISPOSED BY THE MAINTENANCE
SECTION. SHALL BE TAKEN INTO ANY PROJECT OR
OTHER PROJECTS.

- 1000

- 1

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1. THE PRIME SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DURATION OF THE CONSTRUCTION EFFORT. THE

- [illegible]

- HEAVY DUTY

-

RESISTANT RECEIVING WATER COLLECTORS

-
- PUMPED WATER FILTER BAG
NON-VEGETATED SURFACE
- 2 FT. x 2 FT. WOODEN STAKE
PUSHED IN 1 FT. ON CENTER
- DISTURBED AREA
- UNDISTURBED AREA
- DISTURBED AREA
- NOT TO SCALE

SECTION

- [illegible]

© MANUFACTURER'S RECOMMENDATIONS.

- Author's address: *Department of Mathematics, University of California, San Diego, La Jolla, CA 92037, USA*

-
- PLAN VIEW
- 34" DIAMETER COMPOSITE FILTER ROCK
4" MIN. OVERLAY ON UPSIDE SIDE
2" X 12" X 12" WOODEN
PLANKS - 6" X 5" O.C.
MAXIMUM DEPTH OF CONCRETE IN-SITU
SHOULD BE 12" MIN. TO INSURE
FILTER IS NOT PLUGGED
- 12" MIN.

SECTION 7.01033

-
- EXPANSION JOINT
1 1/4 IN. HOLE SPACING
2 IN. X 2 IN. X 3/4 IN.
RUBBER BLOCK
- IN. REBAR FOR SHOT REMOVAL FROM UNIT
- INLET GRATE
- NOT TO SCALE

7/15/1981

- [illegible]

ACTIVITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR IMPASSING OF THE
DRAINAGE OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED

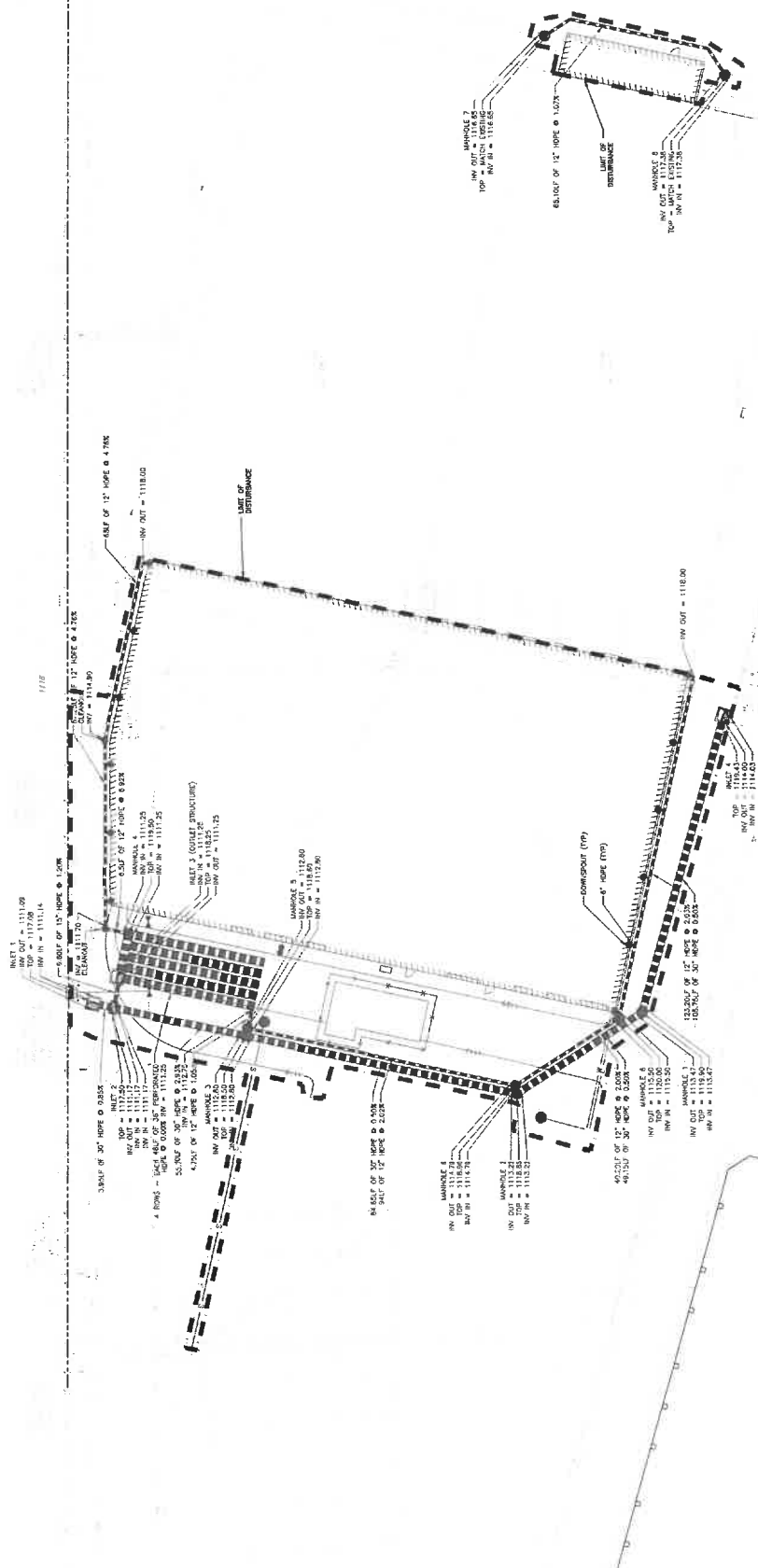
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COPIED IN ANY FORM OR
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BE ASSIGNED WITHOUT
WRITTEN PERMISSION AND
CONSENT OF
STELLER ENGINEERS, INC.

YINWATUNEM

PCSM PLAN

[illegible]

420 Main Street
Hollidaysburg, PA 16648
P: (814) 696-7430
www.keller-engineers.com





Blair Planning

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

August 1, 2025

City of Altoona
ATTN: Sabrina McMillen
1301 Twelfth Street
Altoona, PA 16601

Dear Sabrina:

The Blair County Planning Commission is in receipt of the Benzel Warehouse Addition #2, located at 5200 6th Avenue 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—Joseph Keller

FINAL DEVELOPMENT PLAN

July 23, 2025

Review submitted by SGC

PROJECT – Benzel's Warehouse Expansion #2

PLAN – Final Development Plan dated June 27, 2025

APPLICANT – Keeler Engineers for Trust of William P. Benzel and Ann M. Benzel

MUNICIPALITY – City of Altoona

PROPOSED DEVELOPMENT – Applicant proposes to add approximately 24,965 square feet to an existing warehouse. The larger of two additions will be at the front of the building (125' x 200', or 24,215 sq ft). The project will also include a smaller addition at the back of the building of 750 sq ft (15' x 50'). New stormwater infrastructure will be below a portion of a paved loading area that that this project would reconstruct.

LOCATION – 5112 6th Avenue, Altoona. Tax Parcel #01.14-03..-001.00-000. Note that this parcel adjoins Parcel #01.14-03..-002.00-000 which is to the south and under common ownership. The plans give the warehouse address as 5200 6th Avenue, but this is the address of the building on the other parcel.

SITE CHARACTERISTICS – The subject parcel has an irregular shape. The building area is located behind two industrial buildings with frontage on 6th Avenue. The subject parcel has a panhandle to 6th Avenue that provides primary access. The site has Light Industrial (LI) zoning. Properties to the east, south, and west also have LI zoning. The property to the north has General Industrial zoning. There are no wetlands or floodplains in the vicinity.

COMMENTS –

1. This review observes that the project includes "Expansion #2" in its name. Details on the existing warehouse or expansion #1 were not part of the materials provided for review. Aerial photos in Google Earth dated 9/23/22 show the original warehouse as being about half the size of what the current development plans show as existing. Expansion #1 therefore appears to have been more recent than the imagery on Google Earth.
2. Blair County Conservation District to approve the erosion and sediment control plan. This review did not identify any issues with the proposed erosion and sediment controls or with the proposed stormwater management system.
3. City of Altoona to verify and determine parking requirements. The project narrative states that, "No additional jobs will be created as a result of the project. No additional parking is required as a result of the project." The materials provided for review are insufficient to determine accuracy of this statement.

4. This review recommends that City of Altoona Fire Code Official to review the development plans and determine sufficiency prior to approval. This review notes that the existing warehouse building (including after Expansion #1) has adequate fire apparatus access around the building to comply with International Fire Code Section 503 (IFC 503). However, the proposed Expansion #2 that is the subject of this review would reduce the width of fire lanes around the building.
 - a. City of Altoona has adopted the IFC, including IFC 503, by reference in its Chapter 358 Fire Prevention code.
 - b. IFC 503 typically requires fire lanes to be 20-feet wide and have an approved route around the building.
 - c. Sheet 3 of the proposed site plan shows dimensions from the building to property lines. The plans do not depict an existing or proposed fire lane route.
 - d. Access around the east side of the building is currently 18.53 feet wide. The proposed expansion would cause this access to become narrower because of how the expansion would constrict access between the building and existing parking that would remain.
 - e. The current access around the west side of the building is 29.05 feet wide. This current west access and paved area behind the building appear to provide adequate access and turn around for the present-day warehouse to be compliant with IFC 503.
 - f. Although a route for fire lanes around the building is not labeled on the plans, Sheet 3 depicts an existing fire hydrant near the building along the west property line. This hydrant location indicates that the western access might serve as a fire lane.
 - g. The plan proposes narrowing the west access to 15 feet. This would reduce the western access around the building to below the width necessary for standard fire lane width compliance with IFC 503.
 - h. IFC 503.1.1 provides exceptions where the Fire Code Official may exempt a project from needing to provide standard compliance with IFC 503. A common example is through use of an approved automatic sprinkler system. The materials provided for this review did not include any information addressing building construction or sprinkler design and capacity. Such information is necessary to determine whether

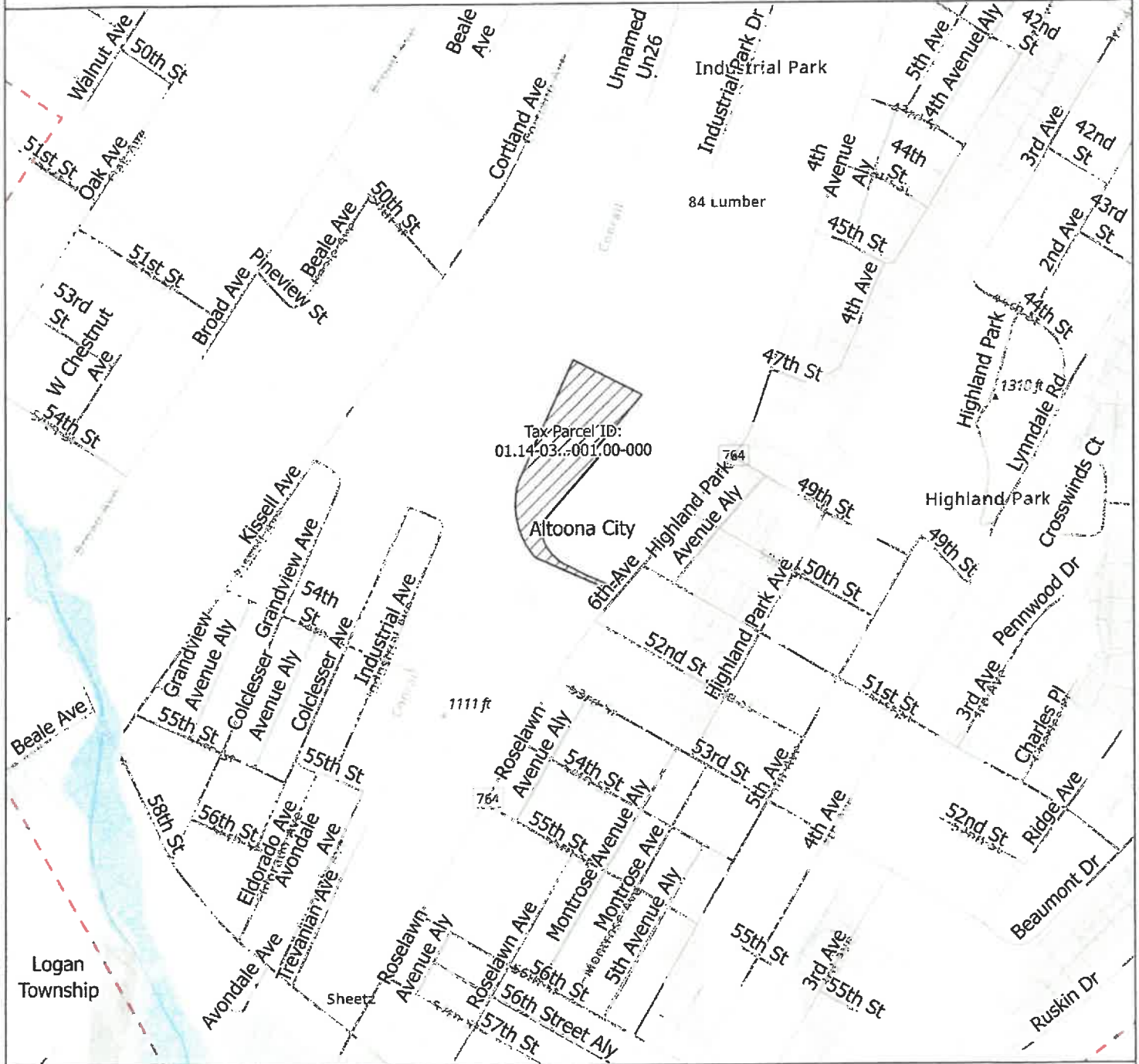
the warehouse design is sufficient to allow for a reduction in fire lane width or if the Fire Code Official could grant an exemption to the standard requirement for access around the building. The City of Altoona may have additional information in its records that was not part of this review.

- i. IFC Appendix D provides more detailed elements for use with the basic requirements in IFC 503. Section D103.1 provides that the minimum road width shall be 26-feet when a fire hydrant is located on a fire apparatus access road. The proposed narrowing of the west access to 15-feet is at the location of the existing fire hydrant mentioned above. The Fire Code Official may need to require the applicant to relocate this fire hydrant if they can otherwise approve the proposed site design.
5. The *Alleghenies Ahead* comprehensive plan identifies business and workforce development as a critical issue for the region. The proposed warehouse expansion is a sign of a growing business. Such expansions are consistent with the plan as they contribute to a “healthier job market and more dynamic business environment [that] is a key to limiting out-migration and stimulating healthy levels of in-migration” as called for at page 26 of the plan. The proposed development should be able to proceed without undue adverse impact on the community and consistent with the *Alleghenies Ahead* comprehensive plan once other reviewers – including the City of Altoona Fire Code Official – are satisfied with the final development plans.

Benzel Warehouse Addition



Reference Map



Legend

- | | | | |
|--|----------------------------------|--|----------------------|
| | Benzel Warehouse Addition Parcel | | Prime Farmland |
| | Blair County Municipalities | | Steep Slopes |
| | Areas with Elevated Flood Risk | | Roads |
| | | | Blair County Parcels |

0 0.125 0.25 Miles

N



RESOLUTION 9-2-25-PAC25-04
A RESOLUTION APPROVING
THE BENZEL'S WAREHOUSE EXPANSION #2

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Benzel's Bretzel Bakery, Inc hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct 24,214 SF addition and a 750 SF addition to the existing Benzel warehouse located at 5200 6th 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, 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.

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. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. All required signatures must be obtained on the plan.
3. If required, financial security to cover the cost of all public improvements must be provided to the City.
4. A developer's agreement prepared by the ACPC must be executed by the Developer.
5. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
6. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on September 2, 2025:

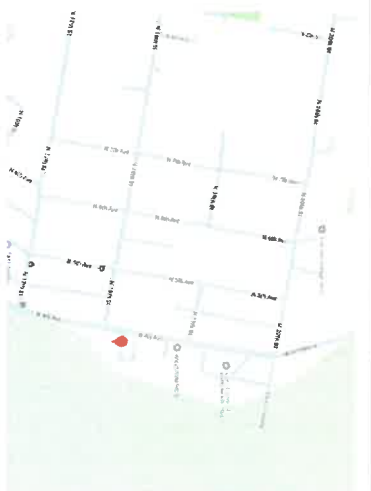
David B. Albright, Chairman

**Zoning: Industrial
Set Backs:**

Low Impact Land Development Plan for
Edward Kreuz, Jr.
LOCATED IN
ALTONNA, BLAIR COUNTY, PENNSYLVANIA

LOCATED IN
ALTOONA - BLAIR COUNTY - PENNSYLVANIA
SCALE: 1"=30'-0" July 11, 2025

300 5th Ave., Altoona PA 16602
814-946-9910



OWNER'S CERTIFICATION

STATE OF PENNSYLVANIA
COUNTY OF BLAIR

On this ____ day of July, 2025, before me, a Notary Public in and for said County and State, personally appeared, known to me (or satisfactorily proven) to be the persons whose names are subscribed to within this instrument.

Edward Kreuz, Jr.

4364 Quartz Lane, Altoona PA 16601
address

And acknowledge the foregoing plat to be their act and deed and desire the same to be recorded as such.
Witness my hand and official Seal the day and year aforesaid.
My commission expires _____

Notary Public

Reviewed by Blair County
Planning Commission on this

ALTOONA PLANNING ADMINISTRATOR

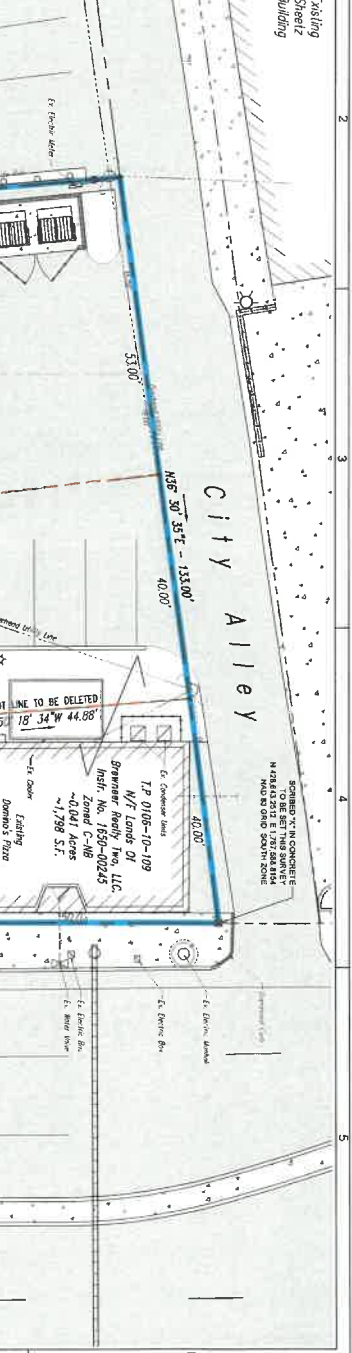
Approved Under the Altoona Planning Code

DATE _____





SCALE 1"=200'
SITE LOCATION MAP
USGS MAP ALTOUGA

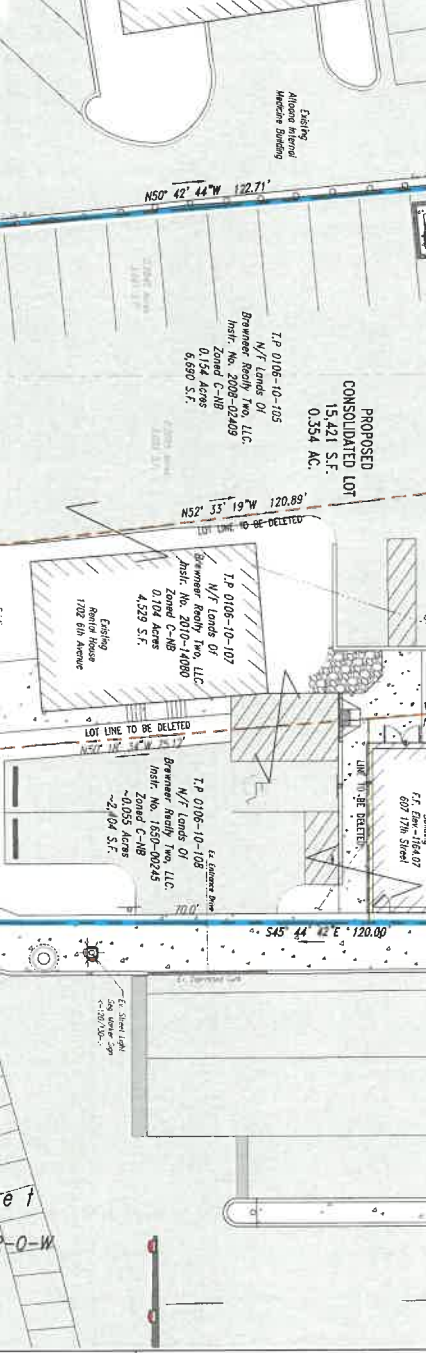
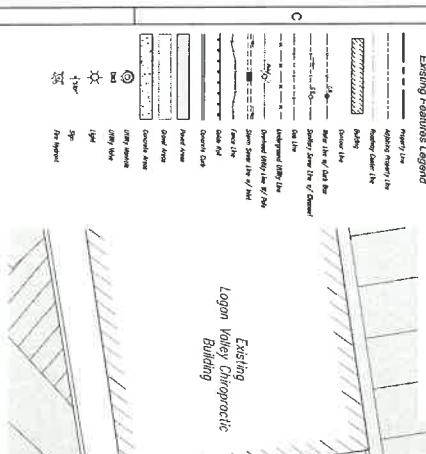


RENEON ENGINEERING, INC.
300 S. BROADWAY, SUITE 100
4031 ALLPORT CUTOFF
MORRISDALE, PA 16868
PHONE: 814-342-7000
FAX: 814-342-7001
WWW.RENEONENGINEERING.COM
MAILING ADDRESS: 1000 LINDEN
RD. SUITE 100, MORRISDALE, PA 16868

PROJECT NAME:
RENEON ENGINEERING, INC.
CONSOLIDATED LOT
TAX PARCELS
0108-10-105, 0108-10-107,
0108-10-108, 0108-10-109
BREMNER REALTY TWO, LLC

LOCATION:
City of Altouga
Blair County, PA

OWNER:
Bremner Realty Two, LLC
c/o Robert J. Deak
7743 Allister Macdonald Drive
Sarasota, FL 34240
Phone: 814-880-7500



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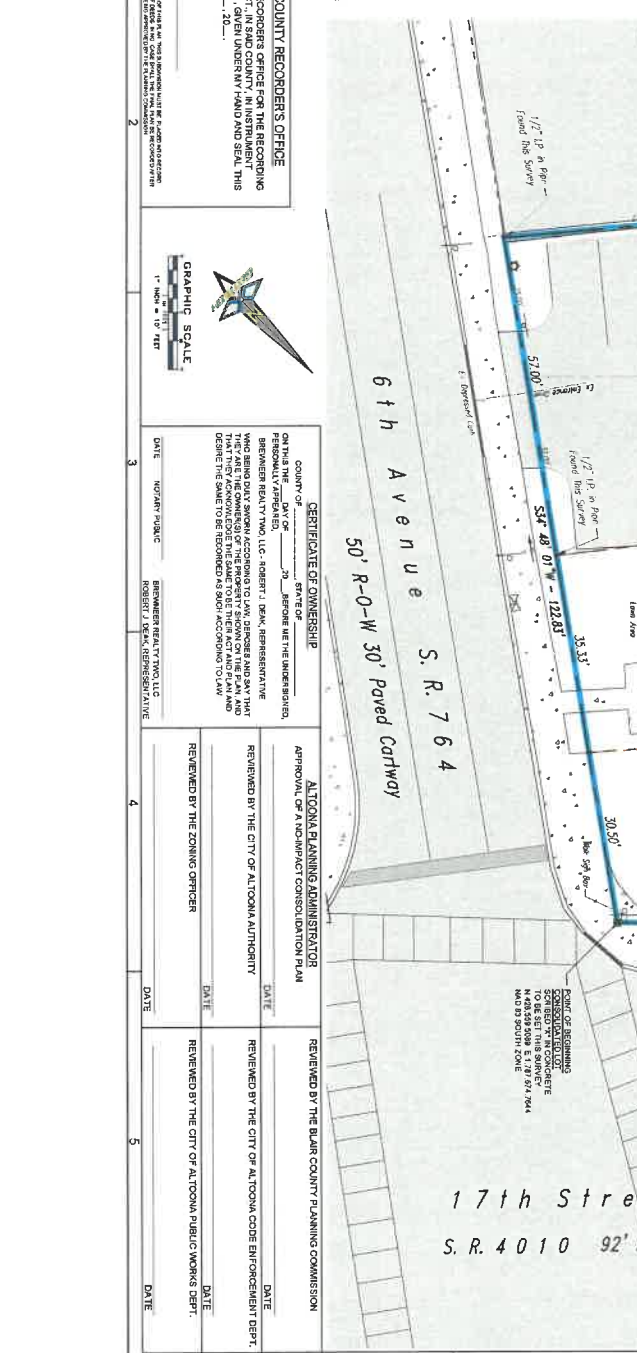
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7743 Allister Macdonald Drive
Sarasota, FL 34240
Phone: 814-880-7500

BLAIR COUNTY RECORDERS OFFICE
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN INSTRUMENT NUMBER _____, GIVEN UNDER MY HAND AND SEAL THIS DAY OF _____, A.D. ____.

BLAIR COUNTY RECORDERS OFFICE
RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN SAID COUNTY, IN INSTRUMENT NUMBER _____, GIVEN UNDER MY HAND AND SEAL THIS DAY OF _____, A.D. ____.



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0108-10-108, 0108-10-109
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City of Altouga
Blair County, PA

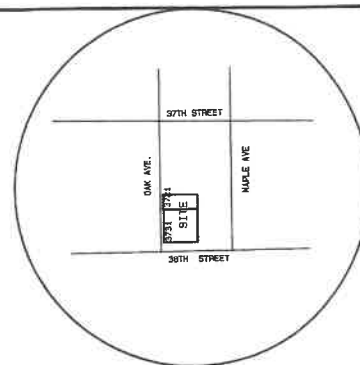
OWNER:
Bremner Realty Two, LLC
c/o Robert J. Deak
7743 Allister Macdonald Drive
Sarasota, FL 34240
Phone: 814-880-7500

MAP 1 LEGEND

PROPERTY LINE
WATER LINE
SEWER LINE
EASEMENT LINE
GAS LINE
ELEC. LINE
BUILDING SET BACK

ACT 187

UTILITY LOCATION AS SHOWN ON THIS PLAN ARE APPROXIMATE AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR PER PA. ACT 187 TO CONTACT THE PA 1 CALL SYSTEM @ 1-800-242-1776 PRIOR TO ANY EXCAVATION FOR A FIELD MARKING OF ALL UTILITIES IN THE INTENDED WORK AREA.



LOCATION MAP
NOT TO SCALE

CERTIFICATION OF OWNERSHIP }
Commonwealth Of Pennsylvania }
County Of Blair }

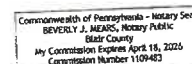
On this, the 4th day of Aug., 2022,
the undersigned owners personally appeared before me and
certified that they are the owners of the property shown on
this plan and acknowledge the same to be their act and plan
and designs, the same to be recorded as such, according to
the law. FOR INSTRAS SEE: DB 914/522

Owner: Gerald W. Donnelly
GERALD W. DONNELLY

Owner : MARIANNE F. DONNELLY

(DECEASED)
witness my hand and seal, this date.

Notary Public commission Expires

BLAIR COUNTY RECORDER
OF DEEDS

RECORDED

BLAIR COUNTY PLANNING COMMISSION

REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION

THE _____ DAY OF _____, 20____

CITY OF ALTOONA PLANNING
DATE OF APPROVALS

CHAIR: _____

VICE-CHAIR: _____

SECRETARY-TREASURER: _____

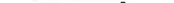
NOTES:

1. PROPERTY SURVEY IN REF. TO PROPERTY MARKERS FOUND AND RECORD INFORMATION.
2. PROPERTY OWNER INFORMATION:
ALBERT W. DONNELLY G.
MARIAANNE F. DONNELLY
3731 S 3721 DAK AVE.
ALTOONA, PA. 16601
3. INTENT OF THIS LOT CONSOLIDATION / SUBDIVISION PLAN
TO CONSOLIDATE 3731 DAK AVE WITH EXISTING HOUSE
AND 400' FRONTAGE FOR A TOTAL AREA OF 0.275 ACRES.
RESIDUAL LOT AT 3721 WITH AN EXISTING HOUSE
WITH A 50' FRONTAGE FOR A TOTAL AREA OF 0.138 ACRES.
NOTE: BOTH HOUSES HAVE ALL UTILITIES SUCH AS PUBLIC
WATER, PUBLIC SANITARY, ELEC. PWR., CABLE, GAS AND NEW
UTILITIES ARE REQUIRED.
4. REF. BEARING BASE SURVEY BY WILLIAM A. HILDBRAND PLS. DATE:
8-1982..
5. ZONING: R-5 SUBURBAN RESIDENTIAL ZONE
FRONT YARD 25FT
SIDE YARD 40FT
REAR YARD 30FT
6. NOTE: SUBJECT PROPERTY IS NOT IN A FLOOD PLAIN OR
REF LANDS .
7. DENOTATIONS: IRON PIN SET (TPS) EXISTING IRON PIN (EIP)
POINTER PIN POINT ON LINE (POL) POINT OF BEGINNING (POB)
(C) UNLESS OTHERWISE NOTED

LAND DESIGN MANAGEMENT LLC.
RODNEY D. ECKARD PLS.
ALTOONA, PA., 16601
(814) 941-1756
EMAIL: reckard01@atlanticbb.net



GRAPHIC SCALE 1"=30'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical markings at 0, 30, 60, and 90.


LOT MERGER PLAN FOR GERALD W.
DONNELLY TAX ID 1.12-17-32

Scale: 1"=30' 3731 & 3721 OAK AVE. ALTOONA 16501

Date: 8/1/2025	ALTOONA, BLAIR CO., PENNSYLVANIA
----------------	----------------------------------

Revised:	Drawn By: RDB
----------	---------------

Job:	Surveyor: RODNEY D. ECKARD PLS
------	--------------------------------

	P. JOSEPH LEHMAN, INC. CONSULTING ENGINEERS HOLLIDAYSBURG, PENNSYLVANIA		DATE	NO.	REVISION	PREPARED FOR ROBERT FLEHLY SITUATE CITY OF ALTOONA BLAIR COUNTY, PENNSYLVANIA
	PROJECT NO. 7445	DATE: 07/16/2025				
PLAN OF NO IMPACT SUBMISSION						SHEET 1 OF 1