



## 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, November 7, 2023 at 3:00 PM  
4<sup>th</sup> Floor City Hall Common Room

### AGENDA

#### CALL TO ORDER

#### ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of September 12, 2023 (October meeting was cancelled) which is included in the packet.
2. Public Comment Period – All public comments will be received at this time.

#### SUBDIVISION AND LAND DEVELOPMENT

1. New Refresh Med Spa – 608 Pleasant Valley Blvd – Anthony & Devin Petulla submitted a unified review for a 2,400 SF, 1.5-story medical spa facility. A lot consolidation plan is included to merge two adjoining parcels to create a combined lot size of 0.287-acres. Seventeen parking spaces are to be provided in addition to one ADA space. A total of five (5) waivers is being requested. Your agenda packet includes the latest plans, technical review letter, developers' response letter, BCPC review letter and waiver list. A recommended resolution for conditional approval has been included.
2. Lexington Apartments – 113-119 Lexington Avenue – Durbin Companies submitted a unified review for a three-story sixplex residential housing development. A lot consolidation plan is included to merge three adjoining parcels to create a combined lot size of 0.276-acres. Eight standard parking spaces are to be provided in addition to one ADA van accessible space. A total of six (6) waivers is being requested. Your agenda packet includes the latest plans, technical review letter, developers' response letter, BCPC review letter and narrative/waiver list. A recommended resolution for conditional approval has been included.
3. All Washed Up Auto Spa – 104 E Southey Avenue - Extension – All Washed Up Auto Spa has requested a 90-day extension to finalize the conditions of their prior plan approval granted August 1, 2023.

## **STAFF LEVEL REVIEWS**

Staff has received the following staff level subdivision/land development applications since the September 12, 2023 regular meeting.

- a. 58<sup>th</sup> Street Realty LP – 5901 6<sup>th</sup> Avenue – No-Impact Subdivision Plan – Approved
- b. Zane Otto & Rosehill Cemetery – 531 Rosehill Drive – No-Impact Subdivision Plan – Approved
- c. Pamela Kinkade – 2621 5<sup>th</sup> Avenue – No-Impact Subdivision Plan – Under Review
- d. Brenden Van Sickle – 3801-3811 Walnut Ave – No-Impact Subdivision Plan – Under Review

**SPOT BLIGHT DECLARATION** – 1314 N. 4<sup>th</sup> Avenue

## **INFORMATIONAL ITEMS**

1. GAEDC Report
2. Blair County Planning Commission Report

## **COMMISSIONER FORUM**

## **QUESTIONS FROM MEDIA AND PUBLIC**

## **ADJOURNMENT**