

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, November 4, 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 October 7, 2025 which is included in the packet.

SUBDIVISION AND LAND DEVELOPMENT

None

STAFF LEVEL REVIEWS

- a) Jack E & Shirley A Sandrus – 523 56th Street – Minor Subdivision Plan – Under Review
- b) Samantha Holliday & Michael Geishauser – 2909 4th St – Minor SD Plan – Under Review
- c) City of Altoona – 1631 Kiesel Ave & 1630 18th Ave – Minor SD Plan – Approved
- d) City of Altoona – 301 E Cherry Ave – Minor SD Plan – Approved

INFORMATIONAL ITEMS

1. GAEDC Report –
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
October 7, 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
Bill Kibler – Altoona Mirror

STAFF PRESENT

Chris McGuire – Altoona City Manager
Diana White – Deputy Director, Community Development Department
Sabrina Appel-McMillen – Planning and Development Manager, Community Development Department
Rob Crossman – Engineering Department Supervisor
Bette Fischer – Clerical III, Community Development Department
Rebecca Brown – Director Codes and Inspections
Mackenzie Caron – Regional Planner, Blair County Planning

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on October 7, 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. Bilotto to approve the September 2, 2025 minutes. Mr. Folen seconded the motion. Motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

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. The ACPC previously approved this plan pursuant to Resolution No. 9-2-25-PAC25-04 dated September 2, 2025. No changes to the approved plan are being proposed, however, one waiver is being requested. A recommended revised resolution for approval is requested.

Mr. Bilotto made the motion to approve the revised resolution as presented. Mr. Brennan seconded the motion. Motion passed unanimously.

Five Star Mitsubishi – 1200 Logan Blvd. On 9/5/2025 the City of Altoona received a land development plan proposing to pave an existing gravel parking lot for vehicle storage. Three waivers are being requested. Adam Long of Keller Engineers presented the plan along with the waiver requests for the parking improvements. **Councilman Ickes made the motion to approve the proposed plan as presented. Mr. Brennan seconded the motion. Motion passed unanimously.**

STAFF LEVEL REVIEWS

Ms. Appel-McMillen presented the Staff Level Reviews that were received since the September 2, 2025 meeting.

- a) Fairway Drive LP (611 MRI) – 2950 Fairway Dr – Low Impact LD Plan – Under Review
- b) Michael Bianoni – 1925 N. 7th Ave – No Impact SD Plan – Approved
- c) The Diocese of Altoona-Johnstown – No Impact SD Plan – Approved/Recorded

INFORMATIONAL ITEMS

1. **GAEDC Report** – Ms. White and Mr. Bilotto both attended the meeting on September 24, 2025, and updated the board. The Clay Cup has expressed interest in funding for upper-level façade painting under the Façade Rehabilitation Program. The Kress Building is complete and a ribbon cutting is scheduled for October 9, 2025. The wall mural on the Railroad Retirement Building dedication would occur after the planning commission meeting on October 7, 2025. The Penn Central Building has entered Phase I of renovation (clean-out). The Jaffa Shrine/Mosque was listed on the National Register of Historic Places on August 15, 2025. The Shrine is now working toward receiving a 501(c) 3 non-profit federal tax-exempt status for a subsidiary dedicated only to maintaining and renovating the building. This status will make donations for that purpose tax-deductible. The Shrine would like to hire an architect to create a renovation plan to guide upgrades and assist with fundraising. Desired improvements include an updated sound system, air conditioning, new seating, and window restoration. The Shrine provides a mid-size regional event venue

and the upgrades would meet the needs of modern acts and allow year-round use for large-draw events.

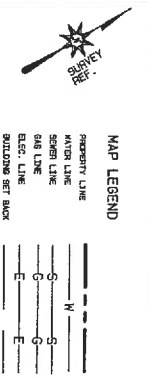
2. Blair County Planning Commission Report – Ms. Caron reported that the PA Local Share Grant application window opened on September 1, 2025, and will remain open until November 30, 2025. PennDOT is holding a conference in Bellwood on October 8, 2025, to talk about sites along the I-99 corridor that would be suitable for truck parking. The state would like to add 1,200 new truck parking sites in the state to make it safer for truck drivers to pull over and rest. One of the sites that is being considered is the Rt. 865 Bellwood on-ramp to I-99.

3. COMMISSIONERS FORUM - None

ADJOURNMENT

There being no further business the meeting was adjourned at 3:22 PM.

Signed: Michael Haire, Secretary



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 UTILITY COMPANIES TO OBTAIN THE EXACT LOCATION OF ALL UTILITIES IN THE INTERESTED WORK AREA.

CERTIFICATION OF OWNERSHIP
 Commonwealth of Pennsylvania }
 County of Blair

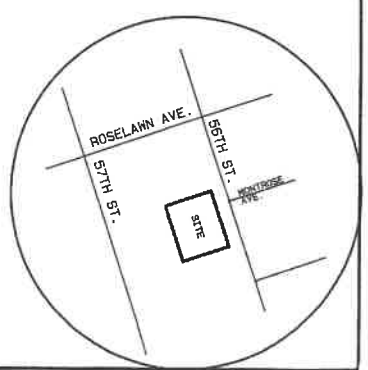
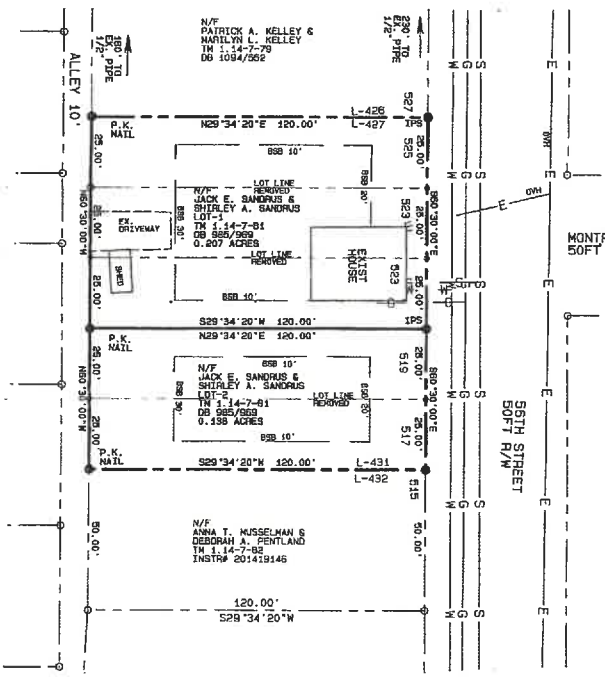
On this, the 5 day of October, 2025
 the undersigned, being personally appeared before me and certified that they are the owners of the property shown on and described in the foregoing plat, and that they are qualified to execute the same, and that the same is for the purpose of recording as such, according to the law, FOR INSTRUMENT DB 985/989

Owner: JACK E. SANDRUS
SHIRLEY A. SANDRUS
 Known to me and seal, this day.

Notary Public
Christine J. Kelly
 Commission Expires 5/20/26
 Commission of Pennsylvania, Notary Public
 Christine J. Kelly, Notary Public
 My commission expires on May 20, 2026
 My commission number is 1048822
 Member, Pennsylvania Association of Notaries

BLAIR COUNTY RECORDER OF DEEDS

RECORDED



NOTES:

1. PROPERTY SURVEY IN REF. TO PROPERTY MARKERS FOUND AND RECORD INFORMATION.
2. PROPERTY OWNER INFORMATION
 IN 1.14-7-81
 JACK E. SANDRUS & SHIRLEY A. SANDRUS
 517-558, 58TH STREET, ALTOONA, PA. 16602
3. INTENT OF THIS LOT CONSOLIDATION / REDEVELOPMENT PLAN: AN EXISTING HOUSE WITH ALL EXISTING UTILITIES TO BE REMOVED AND A NEW HOUSE TO BE CONSTRUCTED ON THE LOT. WITH ACCESS TO ALL UTILITIES SUCH AS PUBLIC WATER, ELEC., AND GAS NO NEW UTILITIES ARE REQUIRED.
4. REF. TO 2/15/25 & REF. SURVEY BY ROBERT G. STEINHAUER P.L.S.
 REAR YARD 30 FT
 REAR YARD 30 FT
5. FRONT YARD 30 FT
 SIDE YARD 30 FT
 REAR YARD 30 FT
6. NOTE: PROPERTY IS NOT IN A FLOOD PLAIN, OR WET LANDS.
7. RECONSTRUCTION FROM PIN SET (1981), EXISTING FROM PIN SET (1981), AND FROM PIN SET (1981) OF BEGINNING (1981) (1981) CALL TO UNLESS OTHERWISE NOTED. BUILDING SET BACK (1981).

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: _____

LAND DESIGN MANAGEMENT LLC.
 RODNEY D. ECKARD P.L.S.
 1533 VETERANS MEM. HWY.
 ALTOONA, PA. 16601
 (814) 941-1756



LOT CONSOLIDATION PLAN FOR JACK E. & SHIRLEY A. SANDRUS, (TN 1.14-7-81)	
Scale: 1"=30'	523 56TH STREET
Date: 9/2/2025	ALTOONA, BLAIR CO., PENNSYLVANIA
Revised:	Drawn By: RDE
Job:	Surveyor: RODNEY D. ECKARD P.L.S.

Patricia B. Kelly 9-3-25

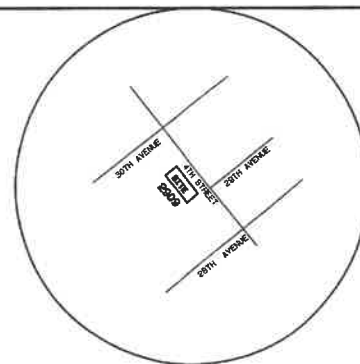
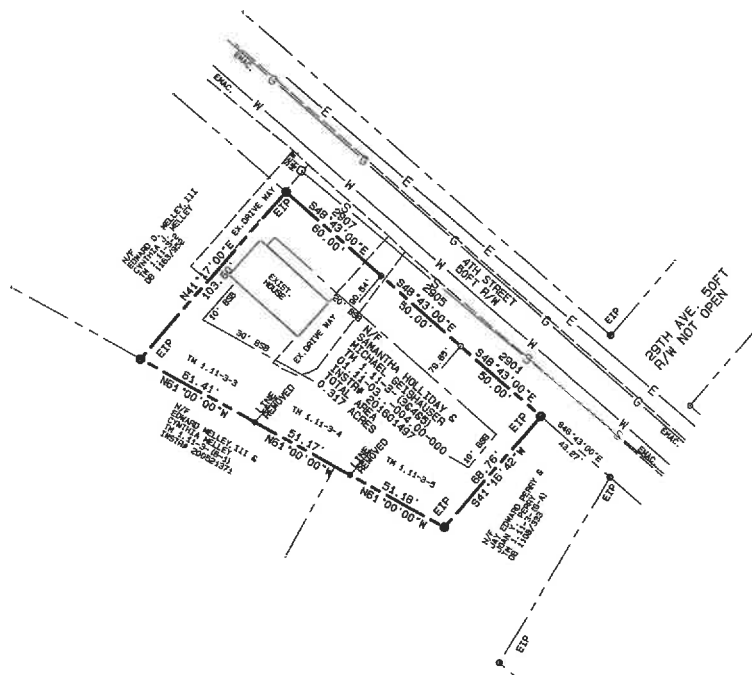


MAP LEGEND

PROPERTY LINE	---
WATER LINE	—W—
SEWER LINE	—S—
GAS LINE	—G—
ELEC. LINE	—E—
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 DIVISION AT 1-800-242-1776 PRIOR TO ANY EXCAVATION FOR A FIELD MARKING OF ALL UTILITIES IN THE INTENDED WORK AREA.

LOCATION MAP
NOT TO SCALECERTIFICATION OF OWNERSHIP
Commonwealth of Pennsylvania }
County of Blair

On this, the 19th day of October, 2025,
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 INSTR SEE: 201601497

Owner: Samantha HollidayOwner: Michael Geishauser

witness my hand and seal, this date.

Cole A. Leitz June 30, 2026
Notary Public Commission Expires

Commonwealth of Pennsylvania - Notary Seal
Cole A. Leitz, Notary Public
Blair County
My commission expires June 30, 2026
Commission number 1256636
Member, Pennsylvania Association of Notaries

BLAIR COUNTY RECORDER
OF DEEDS

RECORDER

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:
TH 1.11-3- PARCELS (3 & 4 & 5)
SAMANTHA HOLLIDAY & MICHAEL GEISHAUSER
2909 4TH AVENUE, ALTOONA PA., 16601
INSTR 201601497
3. INTENT OF THIS LOT CONSOLIDATION / SUBDIVISION PLAN, IS TO CONSOLIDATE TAX PARCELS 1.11-3 PARCELS (3, 4 & 5) FOR A TOTAL AREA OF 0.317 ACRES. NOTE: ALL UTILITIES EXIST SUCH AS ELEC., PUBLIC SEWER, PUBLIC WATER, GAS, PHONE AND CABLE. NO NEW UTILITIES ARE REQUIRED.
4. REF. SURVEY BY RONALD STAUFFER PLS. RECORDED IN BLAIR CO., COURT HOUSE DB 1108/333.
5. ZONING: (RN-A) RESIDENTIAL NEIGHBORHOOD
FRONT YARD 20' FT
SIDE YARD 10' FT
REAR YARD 30' FT
6. NOTE: PROPERTY IS NOT IN A FLOOD PLAIN, OR WET LANDS.
7. DENOTATIONS: IRON PIN SET (IPS), EXISTING IRON PIN (EIP), POINTER PIN, POINT ON LINE (POL), POINT OF BEGINNING (POB), DEED CALL (C) UNLESS OTHERWISE NOTED.

LAND DESIGN MANAGEMENT LLC.
RODNEY D. ECKARD PLS.
1553 VETERANS MEM., HWY.
ALTOONA, PA. 16601
(814) 941-1756

Rodney D. Eckard 9-25-25

GRAPHIC SCALE 1"=40'

LOT CONSOLIDATION PLAN FOR
SAMANTHA HOLLIDAY & MICHAEL GEISHAUSER

Scale: 1"=40	2909 4TH STREET
Date: 9/25/2025	ALTOONA, BLAIR CO., PENNSYLVANIA
Revised:	Drawn By: RDE
Job:	Surveyor: RODNEY D. ECKARD PLS

1101

ON THIS THE TWILIGHT OF October YEAR OF 2005, BEFORE
ME THE UNDERSIGNED OFFICIALS, PERSONALLY APPEARED:

<u>NAME</u>	<u>DATE</u>	<u>TITLE</u>
<u>PRINTED NAME</u>		
<u>Linda Hickman's Hall</u>		<u>City Clerk</u>
<u>PRINTED NAME</u>		<u>TITLE</u>

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) SUBMITTED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

OWNERS/AGENT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839,

FORNARD COUNTY
COMMISSION EXHIBITS

Continuing sign of **Florida's** **History** • **History** **Book**
Servant **L. Rogers**, **History** **Public**
But **County**
My **Commission** **Expires** **February** **1, 2029**
Commission **Number** **210512**
Member, **Florida** **Ad** **Association** **of** **Members**

ON THIS, THE _____ DAY OF _____, YEAR OF _____, BEFORE
ME, THE UNDERSIGNED OFFICER(S), PERSONALLY APPEARED:

PRINTED NAME _____ TITLE _____

PRINTED NAME _____ TITLE _____

KNOWN TO ME (OR SATISFACTORILY PROVEN TO BE THE PERSONS) WHO
NAME SUBSCRIBED TO THE WITHIN DISSENTMENT, AND ACKNOWLEDGED TH
THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

WITNESS MY HAND AND SEAL, THIS DATE _____

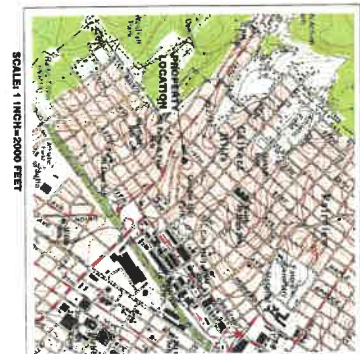
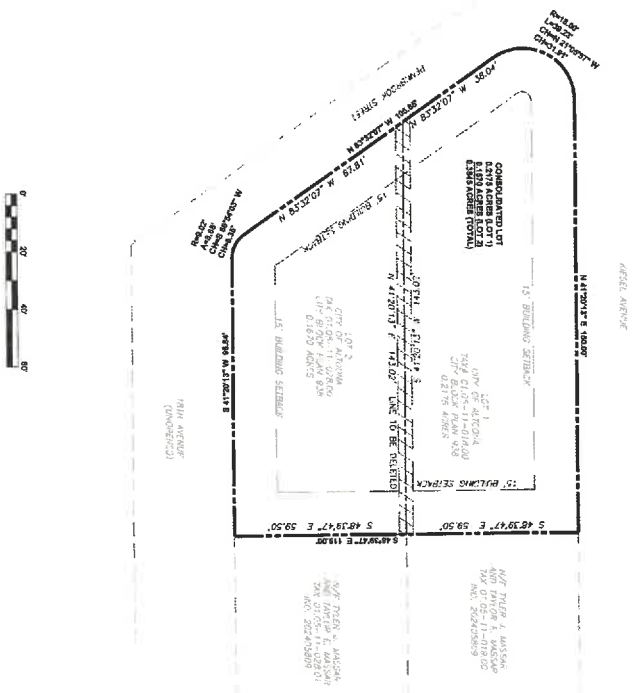
	ANOTHER PUBLIC	COMMISSION EXPERTS
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COMMUNTELLI, H. OF PENNSYLVANIA,
COUNTY OF BLAIR,
RECORD IN THE RECORDS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC.,
IN SAID COUNTY IN PLOT BOOK VOLUME _____ PAGE _____
GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ YEAR OF _____

RECORDED
SEAL

PROPERTY OWNER:	CITY OF ALTOONA
TAX MAP NUMBER:	1.00-11-016.00 (LOT 1) 1.00-11-028.00 (LOT 2)
ZONING DISTRICT:	R-281 SINGLE HOUSEHOLD
BUILDING SETBACKS:	15' FRONT 15' SIDE 30' REAR

PROJECT NARRATIVE:
The purpose of this plan is to consolidate a 0.2175 acre lot 1 (Tax 1.05-1-076.00) and a 0.1870 acre lot 2 (Tax 1.05-1-078.00) into a one 0.3045 acre lot shown as "consolidated lot" on this plan.



10/16/2025
DATE: *William A. Brinkley*
LEFFLY SPOONSTEY, P.L.C.
PA. REG. NO. 50386262

William A. Douglas
WILLIAM A. DOUGLASS, P.L.L.C.
PA. REG. NO. SUD041822

**NO-IMPACT SUBDIVISION
LOT CONSOLIDATION PLAN**
of the
**KIESEL PARK (CITY OF ALTOONA)
PROPERTY**
Situate in
City of Altoona, Blair County, Pennsylvania.

THE EADS GROUP
ENGINEERING ARCHITECTURE AND DESIGN SERVICES

**1126 EIGHTH AVENUE
ALTOONA, PA. 16602**

Phone: 814-944-5035
Fax: 814-944-4862
www.eadsusa.com

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

Scale	1 INCH=20 FEET
Date	Rev
10-16-2025	
Drawn by	
SED	
Checked by	
JSD	
Project No.	
0120-19-478.01	
File No.	
0283	

[illegible]



ALTOONA CITY PLANNING COMMISSION
APPROVAL OF A SUBDIVISION PLAN

PROOF OF OWNERSHIP

ON THIS, THE 16th DAY OF FEBRUARY, 2025, BEFORE ME, THE UNDERSIGNED OFFICIAL, PERSONALLY APPEARING:
ALTOONA CITY
I, Jeffrey S. Dougherty, Mayor, being duly sworn, depose and say that the above-named person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval, and that the said person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval, and that the said person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval.

PROOF OF OWNERSHIP

ON THIS, THE 16th DAY OF FEBRUARY, 2025, BEFORE ME, THE UNDERSIGNED OFFICIAL, PERSONALLY APPEARING:
ALTOONA CITY
I, Jeffrey S. Dougherty, Mayor, being duly sworn, depose and say that the above-named person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval, and that the said person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval, and that the said person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval.

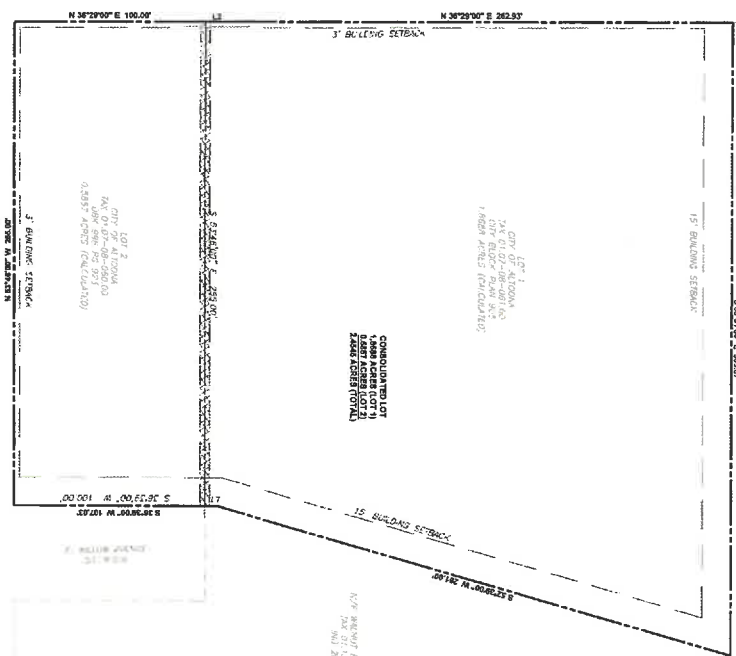
PROOF OF RECORDING

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF ALTOONA
I, Jeffrey S. Dougherty, Mayor, being duly sworn, depose and say that the above-named person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval, and that the said person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval, and that the said person is the owner of the property described in the subdivision plan submitted to the City of Altoona, Pennsylvania, for approval.

PROPOSED ALTOONA TRAIL
The purpose of this plan is to consolidate a 1.6668 acre lot 1 (Twp 17N-04E-01) and a 0.5857 acre lot 2 (Twp 17N-04E-01) into one 2.2525 acre lot to be known as "Consolidated Lot" on this plan.

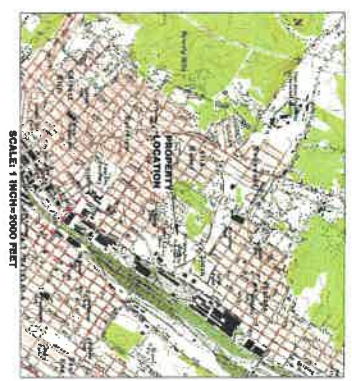
LINE	BEARING	DISTANCE
1	S 35°39'00" W	7.00
2	N 36°24'05" E	15.10

N.T.S. BEARING PRECISION U.S.
1 inch = 100.00 feet



SITE DATA

PROPERTY OWNER: CITY OF ALTOONA
TAX MAP NUMBER: 17-04-01-01
ZONING DISTRICT: R-1
ZONING DESCRIPTION: RESIDENTIAL
3 FRONT
15 DEEP



CERTIFICATION OF ACCURACY
I, Jeffrey S. Dougherty, a registered professional land surveyor in the State of Pennsylvania, hereby certify that the above-described subdivision plan is a true and correct representation of the land as shown in the field and as shown on the plan, and that the said plan is a true and correct representation of the land as shown in the field and as shown on the plan, and that the said plan is a true and correct representation of the land as shown in the field and as shown on the plan.

NO-IMPACT SUBDIVISION
LOT CONSOLIDATION PLAN
of the
HAMILTON PARK (CITY OF ALTOONA)
PROPERTY
State of
City of Altoona, Blair County, Pennsylvania

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Scale
1 INCH = 30 FEET
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