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planning@altoonapa.gov



David B. Albright, Chair (29)
Lawrence Bilotto, Vice Chair (27)
Michael Haire, Secretary (28)
Drew Brennan (29)
Peter Folen (29)
Richard Haines (27)
Jesse Ickes (27)

ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

Regular Meeting of Tuesday, October 7, 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 September 2, 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. 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 has been included.
2. Five Star Mitsubishi – 1200 Logan Blvd – On 9/5/2025 the City of Altoona received a land development plan proposing to an existing gravel parking lot for vehicle storage. Three waivers are being requested. Your agenda packet includes the latest plans, narrative, technical review, and BCPC review and developer's response. A recommended resolution for approval has been included.

STAFF LEVEL REVIEWS

- a) Fairway Drive LP (611 MRI) – 2950 Fairway Dr – Low-Impact LD Plan – Under Review
- b) Michael Bianconi – 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 –
- 2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
September 2, 2025

MEMBERS PRESENT

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

MEMBERS ABSENT

Michael Haire, Secretary

GUESTS PRESENT

Jared Keller – Keller Engineers
Max Benzel – Benzel's Bakery
Bill Kibler – Altoona Mirror

STAFF PRESENT

Chris McGuire – Altoona City Manager
Eric Luchansky – 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
Josh Kaufman – Codes Supervisor/Blight Manager
Mackenzie Caron – Regional Planner, Blair Planning

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on September 2, 2025, in the Common Room of Altoona City Hall, 1301 12th Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:00 PM.

PUBLIC COMMENT

None

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – **A motion was made by Mr. Folen to approve the August 5, 2025 minutes. Councilman Ickes 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. No waivers are being requested. Mr. Keller of Keller Engineers and Mr. Benzel of Benzel's Bakery presented the plan. **Councilman Ickes made the motion to approve the plan as presented. Mr. Brennan seconded the motion. Motion passed unanimously.**

STAFF LEVEL REVIEWS

Ms. Appel-McMillen presented the Staff Level Reviews that have been received since the August 5, 2025 meeting.

- a) Kreuz Storage Garage – 1800-1804 N. 4th Avenue – Low Impact LD Plan – Under Review
- b) Carl E. Servello – 211-215 6th Avenue – No Impact SD Plan – Approved
- c) Brewneer Realty Two LLC – 607-609 17th St & 1702-1706 6th Avenue – No Impact SD Plan – Approved
- d) Gerald W. Donnelly – 3721-3731 Oak Avenue – No Impact SD Plan – Approved
- e) Robert Diehl – 1511 S. 12th Street – No Impact SD Plan – Approved

SPOT BLIGHT DECLARATIONS

None

INFORMATIONAL ITEMS

1. **GAEDC Report** – No Report (Next meeting September 24, 2025)
2. **Blair County Planning Commission Report** – Ms. Caron reported that the PA Local Share Grant application window opened on September 1, 2025. If interested, the City should reach out to Sherry Socie at Blair Planning. October 1, 2025. An Emergency Preparedness Summit will be held at the Blair County Convention Center. If interested and want more details reach out to Sherry Socie at Blair Planning.
3. **COMMISSIONERS FORUM**
Several of the Commissioners asked general questions of who at City Hall they were to contact for complaints or general information. It was noted that citizens should be referred to Codes for property maintenance issues and to the Police Traffic Coordinator for vehicles on the street.

ADJOURNMENT

There being no further business the **meeting was adjourned at 3:17 PM.**

Signed: David Albright, Chairman

RESOLUTION 10-725-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, the ACPC previously approved the Land Development Plan for the Developer pursuant to Resolution No. 9-2-25-PAC25-04; 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, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §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. **Applicant is requesting a waiver to not provide percolation testing until construction.**

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 October 7, 2025:

David B. Albright, Chairman



Keller Engineers, Inc
420 Allegheny Street
Hollidaysburg, PA 16648
Phone: (814) 696-7430
Fax: (814) 696-0150
keller-engineers.com

**PROJECT NARRATIVE
PARKING IMPROVEMENTS
FIVE STAR MITSUBISHI
PROJECT NUMBER 1451-2
SEPTEMBER 2025**

Five Star Mitsubishi Altoona wishes to pave an existing gravel parking lot behind the existing Mitsubishi dealership located at 1200 Logan Boulevard. The current proposal is to remove some gravel areas from the triangular lot to create a more conducive shape and then pave the remaining gravel for a vehicle storage lot. This lot will not be used for public parking, but will be used to sales inventory.

New landscaping is being proposed along the edge facing the Martins grocery store lot as guided by City public works staff. The other surrounding sides of the site are bordered by the rest of the dealership lot and a large storage yard for Penelec trucks and equipment, which would not need screened from headlight shine.

The project is disturbing less than 1 acre of land; therefore, an NPDES permit is not required. However, the plans will be sent to the Blair County Conservation District for E&S approval. The stormwater management approach for the project is to install an infiltration trench along the Penelec property line. Refer to the Design Report for more information.

No new utility connections are needed for the project. Sewer planning is not needed because there is no sewer flow with this project.

Several waivers are being requested from the City Subdivision and Land Development Ordinance (see enclosed list).

September 15, 2025

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

RE: Five Star Mitsubishi Rear Parking Lot
1200 Logan Boulevard
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 9/10/2025 for review of a land development project located at 1200 Logan Boulevard in the City of Altoona, Blair County:

- Preliminary Land Development Plans for Parking Lot Improvements for Five Star Mitsubishi Altoona as prepared by Keller Engineers, Inc., 7 sheets, project no. 1451-2, dated 9/5/25
- PCSM Design Report dated September 5, 2025 as prepared by Keller Engineers, Inc.
- Narrative and Waiver Request Letter

Please note the plan was submitted prior to adoption of the new zoning and subdivision and land development ordinances; therefore, it was reviewed under the prior code. 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. DPW wishes to acknowledge the following items have been addressed in the PCSM Plan / Report:
 - 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.
 - 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.
 - 620-15.B(1d) 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.

- 620-15.C(2) 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.
- 3. Property is zoned I-L Light Industrial.
- 4. In the intro for the PCSM Report Logan Blvd SR 36 is referred to as a township road, please amend to State Route.
- 5. In the PCSM Report and on the plan, the maintenance plan (step D) refers to a pipe detention system. Please revise.

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.
7. 620-12.A(1) There shall be no increase in the peak rate of stormwater runoff discharge from the two-, five-, ten-, twenty-five-, fifty-, and one-hundred-year storms for any activity... The report does not appear to include the 25-year storm.
8. 620-12.A(3a)[2a] Regarding Volume Control: Existing (predevelopment) non-forested pervious areas must be considered meadow in good condition unless the natural ground cover generates a lower curve number (i.e., forest).
9. 620-12.A(3a)[2b] Regarding Volume Control: Twenty percent of existing impervious area, when present, shall be considered meadow in good condition in the model for existing conditions.
10. 620-12.A(4e) Regarding Rate Control: all redevelopment sites must consider 20% of existing impervious surfaces to be meadow in good condition for predevelopment calculations.
11. 640-12.B(4d)[19] Construction criteria for stormwater management facilities shall be in accordance with the approved plans and accompanying specifications.
 - The plans call out a swale; however, the calculations appear to route a detention facility with a flat bottom and ponding. Please provide enough detail to assure intended construction, including elevations.
 - Report states ditch enters an existing culvert to drain from site; however, this does not appear to be shown. Please show on plan for clarification.
12. 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.
13. 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.
14. 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 must provide proof of such meeting or correspondence to the City.
15. 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 small system is \$2,500.00.
16. 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

17. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission upon receipt.
18. 640-63.C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle. The line striping in the upper left appears to have a spot for a vehicle to park diagonally. The adjacent vehicles would block this space in. While the City has no objection for Five Star to park a vehicle there if the lot is only for vehicle inventory, it should be hatched off and not an "official parking space"
19. 640-63.C(3a) Parallel parking stalls shall be 21 feet long to accommodate the necessary maneuvering for parallel parking.
20. 640-63.C(7) Curbing shall be placed at the edges of all surfaced areas, including islands. Curbing shall be vertical around the perimeters of the parking facility but may be sloped around landscaped islands. A waiver has been requested to provide no curbing indicating that the lot is for inventory and not public parking.
21. 640-65.C(4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. The city requires bushes planted at 3' on center. This is provided along the north property line only.
22. 640-65.E.3. Where a parking space abuts any element of the parking or loading facility except the access drive directly servicing the space or another parking space, an island shall be installed to protect the parked vehicle from the moving vehicles and to provide definition to traffic patterns. A waiver has been requested to not provide islands at the ends of parking indicating that the lot is for inventory and not public parking.
23. 640-65.E(6) Lighting (if applicable) shall conform with this section including height, cut-off fixture, etc. Enough detail should be added to the plan set (that will be recorded) to show conformance 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\7 Five Star Mitsubishi Parking Improvements\250911 Review 1 Five Star.docx



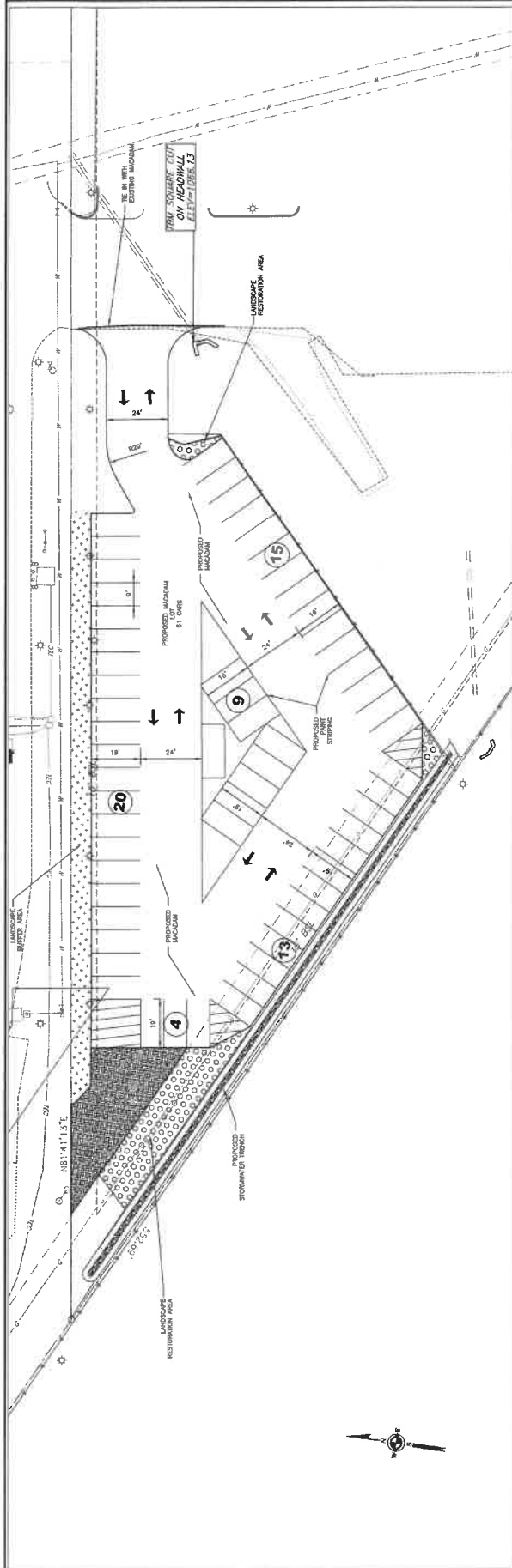
www.eadsgroup.com

FIVE STAR IMPROVEMENTS
 200 LOGAN BLVD ALTOONA PA 16602
 CITY OF ALTOONA, BLAIR COUNTY
 PENNSYLVANIA

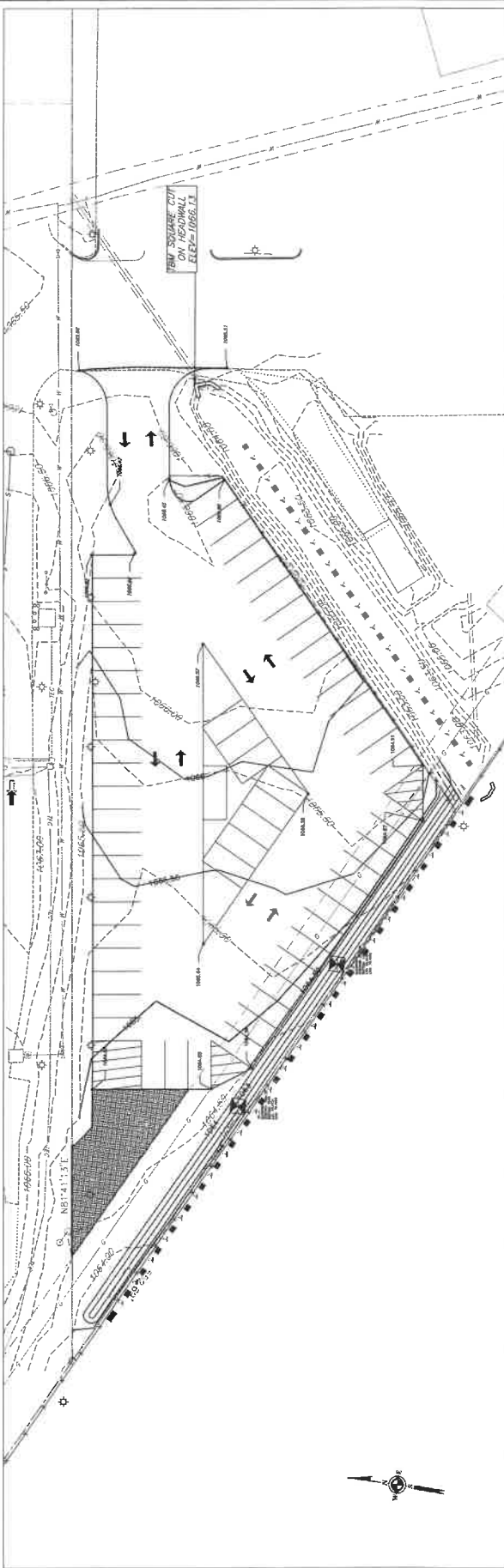
DATE & INITIALS	9/18/25 AL
CITY COMMENTS	
REASON DESCRIPTION	
SCALE	0.20' - 1.20'



KELLER ENGINEERS
CIVIL • STRUCTURAL • SURVEY
420 Allegheny Street
Hollidaysburg, PA 16648
P (814) 696-7430
www.keller-engineers.com



SITE PLAN



GRADING PLAN

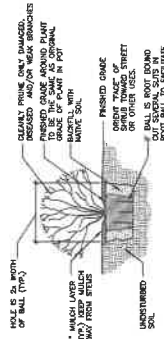
DETAILS

SYMBOL	KEY	QTY	POTENTIAL NAME CHANGES	SIZE	PROCT
	7N	20	THULA OCCIDENTALIS "WOODWARD" WOODWARD PERCENTILE	24" HT.	CONF.
	8M	18	BOUIS MICROSTYLIA JAPONICA "WINTER DELV" WINTER DELV BURNED	24" HT.	CONF.
	10	16	LEYS CLUSTA "WIMBORO" COMPACT WIMBORO	24" HT.	CONF.

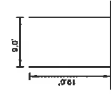
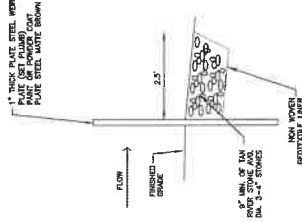
NOTES:

1. PLANTING AREAS SHALL REMOVE WETTED BARRIER FABRIC AND 3" OF SURROUNDED BANK MULLIN, COLOR AS SELECTED BY OWNER.
2. ALL PLANT MATERIALS SHALL MEET THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN FOR NO. 1 GRADE.
3. ALL REQUIRED PLANT MATERIAL SHALL BE MAINTAINED AND REPLACED IF THE VEGETATION IS DAMAGED, DISEASED, CUT, OR DIES.

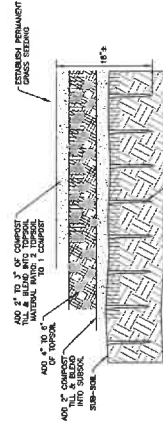
LANDSCAPING LEGEND



SHRUB PLANTING DETAIL



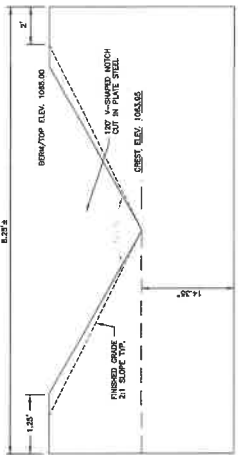
TYPICAL PARKING SPACE



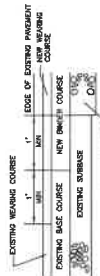
0°°° DEEP
BIRPING SHOULD BE DONE WITH A SOLID SHANK OR TEETH ON REAR OR
TRACK MACHINES. DO NOT RPT SOIL IF WET. AVOID BIRPING EXISTING
TREE ROOTS. SPACE PIV CHANNELS 12" TO 36" APART. TILLING AND
BULGING MAY BE DONE WITH ROTOTILLERS, DISK HARBOR, CHISEL FLOW,
SPRING TIGHT HARBOR, OR OTHER SUITABLE EQUIPMENT.

SOIL AMENDMENT & RESTORATION DETAIL

NOT TO SCALE

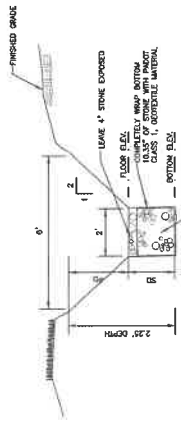


TRENCH V-NOTCH WEIR



NOTES:
1. SAWCUT ALL JOINTS VERTICAL AND NEAT.
2. PLACE TACK COAT ON EXISTING SAWCUT BITUMINOUS SURFACES AND EXISTING BASE.
3. APPLY SEALER MATERIAL ALONG JOINT BETWEEN EXISTING AND NEW BITUMINOUS WEARING SURFACES.

BITUMINOUS PAVEMENT MATCH

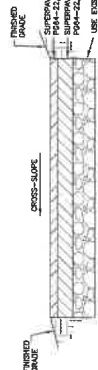


TOP OF BERM	1065.00
POUGH DEPTH (PD)	1.03' MAX
STONE DEPTH (SD)	1.20'
PILE STRUCTURE TYPE	WIDE PILE
00 YR WATER MAX SURFACE ELEV.	1064.89
10 YR WATER MAX SURFACE ELEV.	1064.54
FLOOD ELEV.	1063.98
BOTTOM ELEV.	1062.75

NOTES:

1. FOOT TRAFFIC ON TRENCHES TO BE KEPT AT A MINIMUM. TOP 4" OF TRENCH STONE TO BE REPLACED AT A MINIMUM EVERY 5 YEARS.
2. TRENCH TO BE KEPT CLEAR OF EMERGENT VEGETATION.
3. TRENCH BOTTOM SHALL BE FLAT AND AT A CONSTANT ELEVATION.

INFILTRATION TRENCH



MACADAM PAVEMENT



SURGRADE REPAIR

OSION AND SEDIMENT CONTROL NOTES

- the project. The design for this project may also require the use of more sophisticated design techniques than those used in the design of the project. The design of the project may also require the use of more sophisticated design techniques than those used in the design of the project. The design of the project may also require the use of more sophisticated design techniques than those used in the design of the project.

THE DILIGENCE

[illegible][illegible]

GRADING STANDARDS

- [illegible]

MP CONSTRUCTION AND MAINTENANCE

[illegible]

4. A WRITTEN LOG SHOWING DATES THAT EAS BAUMS WERE INSPECTED AND THE DATE TWO MORE COORDINATED CLUBS BE LIMITED ONE

REGULATORY AGENCY OFFICIALS AT THE TIME OF ANY INSPECTIONS. IT IS RECOMMENDED THAT EXISTING LOCAL ORDINANCES BE REVIEWED TO DETERMINE IF THEY ARE ADEQUATE TO PROTECT THE PUBLIC HEALTH AND ENVIRONMENT. RECOMMENDED REGULATORY AGENCIES INCLUDE ANY STATE AGENCIES OF RELEVANCE TO HAZARDOUS WASTE, AND THE FEDERAL AGENCIES OF RELEVANCE TO HAZARDOUS WASTE, SUCH AS THE U.S. ENVIRONMENTAL PROTECTION AGENCY AND THE U.S. DEPARTMENT OF ENERGY. IN THE EVENT THAT THE FEDERAL GOVERNMENT CONDUCTS AN INSPECTION OF A FACILITY, IT IS THE POLICY OF THE NATIONAL SERVICE BUREAU OF WASTE MANAGEMENT TO COOPERATE WITH THE INSPECTION AND TO PROVIDE ALL INFORMATION REQUESTED BY THE INSPECTOR. THE NATIONAL SERVICE BUREAU OF WASTE MANAGEMENT WILL BE AVAILABLE TO ASSIST IN THE DEVELOPMENT OF A FACILITY'S COMPLIANCE WITH THE FEDERAL AND STATE REGULATIONS. THE NATIONAL SERVICE BUREAU OF WASTE MANAGEMENT WILL BE AVAILABLE TO ASSIST IN THE DEVELOPMENT OF A FACILITY'S COMPLIANCE WITH THE FEDERAL AND STATE REGULATIONS. THE NATIONAL SERVICE BUREAU OF WASTE MANAGEMENT WILL BE AVAILABLE TO ASSIST IN THE DEVELOPMENT OF A FACILITY'S COMPLIANCE WITH THE FEDERAL AND STATE REGULATIONS.

PROJECT DURING CONSTRUCTION. CONSTRUCTION WASTES ARE THO-

[illegible]

CONCLUSIONS AND RESOLUTIONS

USE OF ANIMALS AND HUMANS IN RESEARCH. THE FOLLOWING INFORMATION IS PROVIDED FOR YOUR INFORMATION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY ACTION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY ACTION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY ACTION.

STABILIZATION

[illegible]

— PENNDOT FORMULA E

SEED MIX/SPECIES	PLS SM	RATE OF APPLICATION LBS/AC
ANNUAL INTERCROPS	49	
MULCH: STRAW (CLEAN OR WHEAT) OR HAY AT THE RATE OF 3 TONS/ACRE (3 BALES PER 1000 SQUARE FEET) APPLIED WITH NON-ASPHALTIC EMULSION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION		
SOIL AMENDMENTS - STANDARD APPLICATION RATE		
FERTILIZER 10-20-20 APPLIED AT RATE OF 50 LBS/AC		

PSOL TESTING SUGGESTED FOR PROPER RATE OF APPLICATION
RECOMMENDED DATE RANGE FOR APPLICATION: MARCH 15 -

DATE OF SEEDING	DATE OF HARVEST	DATE OF SEEDING	DATE OF HARVEST
1980	1981	1980	1981
1982	1983	1982	1983
1984	1985	1984	1985
1986	1987	1986	1987
1988	1989	1988	1989
1990	1991	1990	1991
1992	1993	1992	1993
1994	1995	1994	1995
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2104	2105	2104	2105
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2110	2111	2110	2111
2112	2113	2112	2113
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2136	2137	2136	2137
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2144	2145	2144	2145
2146	2147	2146	2147
2148	2149	2148	2149
2150	2151	2150	2

PERMANENT STABILIZATION - POWDERT FORMULA 8	75	53
CEMENT, PORTLAND, 100 LB. BAGS	20	20
CEMENT, PORTLAND, 50 LB. BAGS	40	40
CEMENT, PORTLAND, 25 LB. BAGS	80	80
CEMENT, PORTLAND, 10 LB. BAGS	200	200
CEMENT, PORTLAND, 5 LB. BAGS	400	400
CEMENT, PORTLAND, 2.5 LB. BAGS	800	800
CEMENT, PORTLAND, 1 LB. BAGS	1600	1600
CEMENT, PORTLAND, 0.5 LB. BAGS	3200	3200
CEMENT, PORTLAND, 0.25 LB. BAGS	6400	6400
CEMENT, PORTLAND, 0.125 LB. BAGS	12800	12800
CEMENT, PORTLAND, 0.0625 LB. BAGS	25600	25600
CEMENT, PORTLAND, 0.03125 LB. BAGS	51200	51200
CEMENT, PORTLAND, 0.015625 LB. BAGS	102400	102400
CEMENT, PORTLAND, 0.0078125 LB. BAGS	204800	204800
CEMENT, PORTLAND, 0.00390625 LB. BAGS	409600	409600
CEMENT, PORTLAND, 0.001953125 LB. BAGS	819200	819200
CEMENT, PORTLAND, 0.0009765625 LB. BAGS	1638400	1638400
CEMENT, PORTLAND, 0.00048828125 LB. BAGS	3276800	3276800
CEMENT, PORTLAND, 0.000244140625 LB. BAGS	6553600	6553600
CEMENT, PORTLAND, 0.0001220703125 LB. BAGS	13107200	13107200
CEMENT, PORTLAND, 0.00006103515625 LB. BAGS	26214400	26214400
CEMENT, PORTLAND, 0.000030517578125 LB. BAGS	52428800	52428800
CEMENT, PORTLAND, 0.0000152587890625 LB. BAGS	104857600	104857600
CEMENT, PORTLAND, 0.00000762939453125 LB. BAGS	209715200	209715200
CEMENT, PORTLAND, 0.000003814697265625 LB. BAGS	419430400	419430400
CEMENT, PORTLAND, 0.0000019073486328125 LB. BAGS	838860800	838860800
CEMENT, PORTLAND, 0.00000095367431640625 LB. BAGS	1677721600	1677721600
CEMENT, PORTLAND, 0.000000476837158203125 LB. BAGS	3355443200	3355443200
CEMENT, PORTLAND, 0.0000002384185791015625 LB. BAGS	6710886400	6710886400
CEMENT, PORTLAND, 0.00000011920928955078125 LB. BAGS	13421772800	13421772800
CEMENT, PORTLAND, 0.000000059604644775390625 LB. BAGS	26843545600	26843545600
CEMENT, PORTLAND, 0.0000000298023223876953125 LB. BAGS	53687091200	53687091200
CEMENT, PORTLAND, 0.00000001490116119384765625 LB. BAGS	107374182400	107374182400
CEMENT, PORTLAND, 0.000000007450580596923828125 LB. BAGS	214748364800	214748364800
CEMENT, PORTLAND, 0.0000000037252902984619140625 LB. BAGS	429496729600	429496729600
CEMENT, PORTLAND, 0.00000000186264514923095703125 LB. BAGS	858993459200	858993459200
CEMENT, PORTLAND, 0.000000000931322574615478515625 LB. BAGS	1717986918400	1717986918400
CEMENT, PORTLAND, 0.0000000004656612873077392578125 LB. BAGS	3435973836800	3435973836800
CEMENT, PORTLAND, 0.00000000023283064365386962890625 LB. BAGS	6871947673600	6871947673600
CEMENT, PORTLAND, 0.000000000116415321826934814453125 LB. BAGS	13743895347200	13743895347200
CEMENT, PORTLAND, 0.0000000000582076609134674072265625 LB. BAGS	27487790694400	27487790694400
CEMENT, PORTLAND, 0.00000000002910383045673370361328125 LB. BAGS	54975581388800	54975581388800
CEMENT, PORTLAND, 0.000000000014551915228366851806640625 LB. BAGS	109951162777600	109951162777600
CEMENT, PORTLAND, 0.0000000000072759576141834259033203125 LB. BAGS	219902325555200	219902325555200
CEMENT, PORTLAND, 0.00000000000363797880709171295166015625 LB. BAGS	439804651110400	439804651110400
CEMENT, PORTLAND, 0.000000000001818989403545856475830078125 LB. BAGS	879609302220800	879609302220800
CEMENT, PORTLAND, 0.0000000000009094947017729282379150390625 LB. BAGS	1759218604441600	1759218604441600
CEMENT, PORTLAND, 0.00000000000045474735088646411895751953125 LB. BAGS	3518437208883200	3518437208883200
CEMENT, PORTLAND, 0.000000000000227373675443232059478759765625 LB. BAGS	7036874417766400	7036874417766400
CEMENT, PORTLAND, 0.0000000000001136868377216160297393798828125 LB. BAGS	14073748835532800	14073748835532800
CEMENT, PORTLAND, 0.00000000000005684341886080801486968994140625 LB. BAGS	28147497671065600	28147497671065600
CEMENT, PORTLAND, 0.000000000000028421709430404007434844970703125 LB. BAGS	56294995342131200	56294995342131200
CEMENT, PORTLAND, 0.0000000000000142		

RMP SEQUENCE OF INSTALLATION AND REMOVAL

[illegible][illegible]

3. PAVE EXISTING GRAVEL LOT.

5. PERMANENT STABILIZATION
 - (1) REPLACEMENT OF TOPSOIL (4" - 8" INCHES)
 - (2) PERMANENT SEEDING
 - (3) SOIL APPLICATION
 - (4) REED APPLICATION
 - (5) MULCH AND/OR BANDING

PAVED AND/OR CONCRETE SURFACES WILL BE APPLIED AS SOON AS ROAD OR PARKING LOT SURFACES ARE AVAILABLE.

3. STOP COMPLETION OF ALL DIRT DISTURBANCE ACTIVITIES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS. THE OWNER AND/OR OPERATOR SHALL CONTACT THE LOCAL DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR ASSISTANCE IN OBTAINING EROSION ROPS TO POST SIGNS TO INDICATE A FINAL INSPECTION IF THE PROJECT IS COMPLETE.
4. COMPLETE PAYMENT.

STAGE 3: REMOVAL/CONVERSION OF T1

1. TEMPORARY EACG BMP'S MUST BE REMOVED WHEN THE AREAS DRAINING TO THESE BMP'S HAVE ACHIEVED THE REQUIRED LEVEL OF STABILIZATION - DEFINED AS THE ESTABLISHMENT OF A UNIFORM 70% VEGETATIVE COVER OF EROSION RESISTANT PERENNIAL SPECIES OR COVERED WITH AN ACCEPTABLE PERMANENT BMP, SUCH AS, GRAVEL, OR PAVEMENT FOR DRIVEWAYS OR SIDEWALKS. STOCKPILED TOPSOIL SHALL BE UTILIZED ON ALL SURFACE AREAS TO RECREATE PERMANENT STABILIZATION, AND SUPPLEMENTED AS NEEDED. PERMANENT VEGETATIVE STABILIZATION SHALL BE DEFINED AS AN ESTABLISHED UNIFORM 70% PERENNIAL VEGETATIVE COVER.
2. AREAS DISTURBED DURING THE REMOVAL OF CONTROLS MUST BE STABILIZED IMMEDIATELY.

STAGE 4: POSM BWP CONSTRUCTION

NOTE: CRITICAL STAGE REQUIRING OVERSIGHT BY LICENSED PROFESSIONAL

CONSTRUCTION OF PCSM BMP

1. EXCAVATE STORMWATER MANAGEMENT TRENCH TO THE REQUIRED DEPTH.
2. LICENSED PROFESSIONAL TO INSPECT TRENCH SIZE AND DEPTH.
3. COMPLETE STONE BACKFILL UP TO REQUIRED ELEVATION.
4. OUTFALL DEVICE (N OTCH SPILLWAY) MAY NOW BE INSTALLED.
5. STABILIZE ALL SURROUNDING DISTURBED SOIL SURFACES BY SEEDING AND MULCHING OR BY INSTALLING

NOTE:

TEMPORARY SEEDING WILL BE USED AS NEEDED. TEMPORARY SEED AND MULCH (IN ACCORDANCE WITH DETAIL) WILL BE APPLIED IN ALL AREAS WHERE ACTIVITIES CEASE FOR FOUR (4) DAYS OR IF ANY DISTURBED AREA ACHIEVES FINAL GRADE DURING AN UNFAVORABLE SEEDING SEASON.

ION & SEDIMENTATION CONTROL NOTES

200 LOGAN BLVD ALTOONA PA 16602
CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

[illegible]

ES2

PRODUCT NO.:	FILE NAME:
DATE:	DESIGNED BY:
DRAWN BY:	CHECKED BY:



420 Allegheny Street
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

September 18, 2025

Ms. Sabrina Appel-McMillen
Planning and Development Manager
City of Altoona
1301 12th Street, Suite 400
Altoona, PA 16601

**RE: FINAL LAND DEVELOPMENT PLAN - PARKING IMPROVEMENTS
FIVE STAR MITSUBISHI ALTOONA
CITY OF ALTOONA, BLAIR COUNTY**

Dear Ms. Appel-McMillen:

The following is offered in response to the land development review by Stephanie Shoenfelt received in a letter dated September 15, 2025. The responses relate point-by-point to the comments in the review letter.

General:

1. Signature blocks will be executed at approval.
2. No response necessary.
3. No response necessary.
4. The road has been listed as a state route.
5. The reference to pipe detention has been revised.

Chapter 620:

6. No response necessary.
7. The 25-year storm analysis has been added to the report
8. The volume computations have been revised and are taken from the hydrographs.
9. There is no existing impervious cover in the drainage area. The City Engineer has previously not allowed gravel to be considered as impervious in the pre-development condition; therefore, the 20% rule does not apply to gravel since it is not impervious.
10. See response 9 above.
11. A. The references to 'swale' have been changed to 'trench', and a table with elevations has been added to the trench detail.
B. The culvert headwall has been added based on digitizing from an aerial photo. We cannot survey it because it is on another property that is fenced.
12. No response necessary.
13. Per an email exchange with Rob Crossman on 7/22/25 for another project, there is no agreement as mentioned in the comment. The required signature statement was on the cover sheet of the plans in the initial submission, and the maintenance plan was included in the report and plans on the initial submission.
14. Enclosed please find an email to the client describing the maintenance requirements.
15. The inspection fee will be provided by the owner.
16. The fee will be provided by the owner.

Chapter 640:

17. The BCPC review will be provided upon receipt.
18. This is a vehicle inventory lot. The area in question has been striped off.
19. The one parallel "stall" was made 21' long even though this is only an inventory storage lot.
20. No response necessary.
21. The waiver request has been amended to include this section of the ordinance. A revised waiver request list is enclosed.
22. Any lighting is existing and is not being touched with the design. The existing area is highly industrialized and commercialized.

Please contact me or Bryce Campbell at 814-696-7430 or along@keller-engineers.com or bcampbell@keller-engineers.com if you have any questions or would like additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. J. Long', written in a cursive style.

Adam J. Long, RLA
Land Development Division

cc: file



420 Allegheny Street
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150

www.keller-engineers.com

**WAIVER REQUESTS
PARKING IMPROVEMENTS
FIVE STAR MITSUBISHI
CITY OF ALTOONA, BLAIR COUNTY, PENNSYLVANIA
PROJECT NO. 1451-2 SEPTEMBER 2025 REVISED SEPTEMBER 16, 2025**

Section 640.63.C(7)– Request to provide no curb.

Justification: This lot is for vehicle inventory, not public parking, and curb would be wasteful and will hinder snow plowing. The runoff flows into the PCSM BMP without the need for curb and inlets.

Section 640.65.E.3 and related subsections and 640-65-C(4)– Request to not provide islands at the ends of parking and the subsequent required landscaping.

Justification: This lot is for vehicle inventory, not public parking, and the islands with landscaping would be wasteful. The lot is also somewhat hidden and is surrounded by industrial and commercial service areas; the beautification efforts would not be seen by many people. The landscaping has been provided along the shopping center side as directed by City staff.

Section 640.65.C(4)– Request to not provide required landscaping along parking lots.

Justification: This lot is for vehicle inventory, and the lot is also somewhat hidden and is surrounded by industrial and commercial service areas; the beautification efforts would not be seen by many people. The landscaping has been provided along the shopping center side as directed by City staff



Blair Planning

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

September 25, 2025

City of Altoona
ATTN: Sabrina Appel-McMillen
1301 12th Street, Ste 400
Altoona, PA 16601

Dear Sabrina:

The Blair County Planning Commission is in receipt of the Five Star Mitsubishi Parking Improvement Project, located at 1200 Logan Boulevard 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, Brian Smith

PRELIMINARY LAND DEVELOPMENT PLANS

September 17, 2025

Review submitted by SGC

PROJECT – Five Star Mitsubishi

PLAN – Preliminary Land Development Plan dated September 5, 2025

APPLICANT – Keller Engineers for Five Star Mitsubishi Altoona

MUNICIPALITY – City of Altoona

PROPOSED DEVELOPMENT – Applicant proposes to pave an existing gravel parking lot behind the Mitsubishi dealership on Parcel 01.14-38..-008.02-000. The newly paved lot would be for sales inventory with spaces for 61 vehicles. The proposal includes new landscaping, installation of a stormwater infiltration trench, and two waiver requests. Total site disturbance would be 0.72 acres.

LOCATION – 1200 Logan Boulevard, City of Altoona, Blair County.

SITE CHARACTERISTICS – The existing Mitsubishi dealership occupies a 3.66-parcel on the west side of Logan Boulevard owned by GT&G Associates, LLC. The main building is an existing showroom that is centrally located and surrounded by paved parking. The proposed new paved area is on the west end of the property.

Zoning for the site and adjacent properties on the west side of Logan Boulevard is Industrial Flex. Martin's Grocery store is to the north. Pennsylvania Electric Company wraps around the west and south of the site. Properties on the east side of Logan Boulevard cannot see the proposed paved parking because the existing dealership would screen it from view. Zoning on the east side of Logan Boulevard is Residential Neighborhood. This area has a mix of housing and businesses occupying former residences along Logan Boulevard.

COMMENTS –

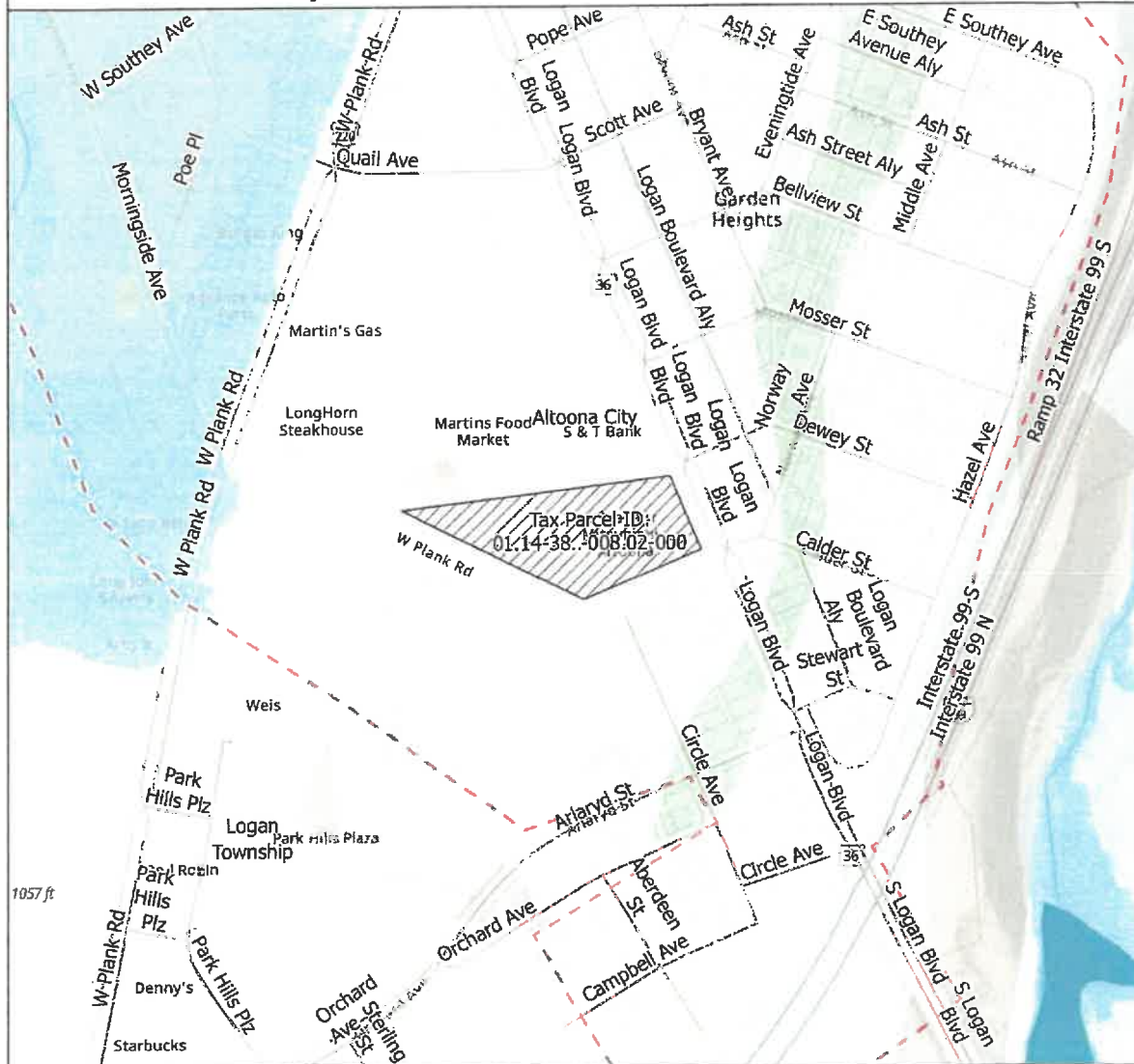
1. The proposed stormwater system includes a new infiltration trench along the Pennsylvania Electric property line. This new trench would connect to an existing stormwater infiltration basin that allows ditch overflow to eventually reach Mill Run approximately 2,000 feet away. The project narrative says to “Refer to the [drainage] Design Report for more information.” That design report was not part of the materials provided for review. This review did not identify any concerns with the onsite aspects of the drainage plan. Blair County Conservation District to review the overall drainage system, including the drainage design report.
2. Vesting (or grandfathering) of requirements may be a consideration for this project.

- a. The existing dealership appears to pre-date current code provisions. It is possible that the earlier approval created vested rights to older requirements, but the information provided for review had no information on this topic.
 - b. This review used the online version of the City of Altoona Subdivision and Land Development Ordinance (Saldo) (Chapter 640) and Zoning Ordinance (Chapter 800). These online versions included legislation through December 2, 2024.
 - c. The Altoona City Council adopted updates to Chapters 640 and 800 that became effective on September 8, 2025. Submittal of the current proposal was before that date. This review assumes that the City of Altoona deemed the Five Star Mitsubishi Parking Improvements to be a complete application prior to September 8, 2025, so it uses the online versions instead of the newly adopted provisions.
 - d. City of Altoona to determine vesting and applicable requirements for its review and approval of final plans.
3. Saldo Section 640-64A.1 typically requires land development to provide sidewalks along entire length of property. This would mean along Logan Boulevard. The site does not have any existing sidewalks. The project does not propose to add any.
 - a. It is not clear if the proposed parking improvements are exempt from Section 640-64A.1. This could be due to prior vesting and approval of the existing building without sidewalks. Alternatively, the nature of the proposed work itself may be exempt. Both scenarios are speculation. City of Altoona to determine applicability of sidewalk requirements.
 - b. If sidewalks are a requirement, the Applicant should revise the plans to include them and to account for possible secondary revisions such as relocation of utilities as well as increased impervious surface.
 - c. If sidewalks are a requirement and the Applicant wishes to not include them, the Applicant may need to update the project to include an additional waiver request. In this scenario, the City of Altoona should not simply grant the waiver request. Instead, it should also require the Applicant to pay a fee-in-lieu-of-construction to the Altoona General Sidewalk Fund consistent with the *All Together Altoona Comprehensive Plan* adopted July 8, 2024.
4. The project application materials include a request for waiver from two requirements.

- a. First is a request to waive Section 640.63.C(7) which normally requires installation of a curb for parking lots. The justification provided reads, "This lot is for vehicle inventory not public parking, and curb would be wasteful and will hinder snow plowing. The runoff flows into the PCSM BMP without the need for curb and inlets." This review does not take a position on this waiver request; instead, it defers to Blair County Conservation District and its review of the drainage and erosion and sediment control plans.
 - b. Second is a request to waive Section 640.65.E.3 and related subsections that normally require parking lots to provide landscape islands and other related landscaping. The justification provided reads, "This lot is for vehicle inventory, not public parking, and the islands with landscaping would be wasteful. The lot is also somewhat hidden and is surrounded by industrial and commercial service areas; the beautification efforts would not been [sic] seen by many people. The landscaping has been provided along the shopping center [Martin's Grocery] side as directed by City staff." If City of Altoona staff agree with how the Applicant characterizes this waiver request, then this review also finds no reason to object.
5. This review has identified municipal level issues with the proposed plans. However, if the Applicant can satisfactorily address these, the project should be able to proceed without undue adverse impact on the community and consistent with the Alleghenies Ahead comprehensive plan.

Five Star Mitsubishi Parking Lot

Reference Map



Legend

- | | |
|--------------------------------|----------------------|
| Five Star Mitsubishi Parcel | Prime Farmland |
| Blair County Municipalities | Steep Slopes |
| Areas with Elevated Flood Risk | Roads |
| | Blair County Parcels |
| | Wetlands |

0 0.1 0.2 Miles



RESOLUTION 10-7-25-PAC25-06
A RESOLUTION CONDITIONALLY APPROVING
PARKING IMPROVEMENTS FIVE STAR MITSUBISHI

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by FIVE STAR MITSUBISHI (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to pave an existing gravel parking lot for vehicle storage behind the existing Mitsubishi dealership at 1200 Logan Blvd, 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, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63C(7): Curbing shall be placed at the edges of all surfaced areas, including islands. **The applicant is requesting a waiver to provide no curb.**
2. §640-65E(3): Where a parking space abuts any element of the parking or loading facility except the access drive directly servicing the space or another parking space, an island shall be installed to protect the parked vehicle from the moving vehicles and to provide definition to traffic patterns. **The applicant is requesting a waiver to not provide islands at the ends of parking and the subsequent required landscaping.**
3. §640-65C(4): Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. **The applicant is requesting a waiver to only provide landscaping on one side of the lot.**

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. Adjust stormwater control measures per review comments.
4. If required, financial security to cover the cost of all public improvements must be provided to the City.
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
7. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

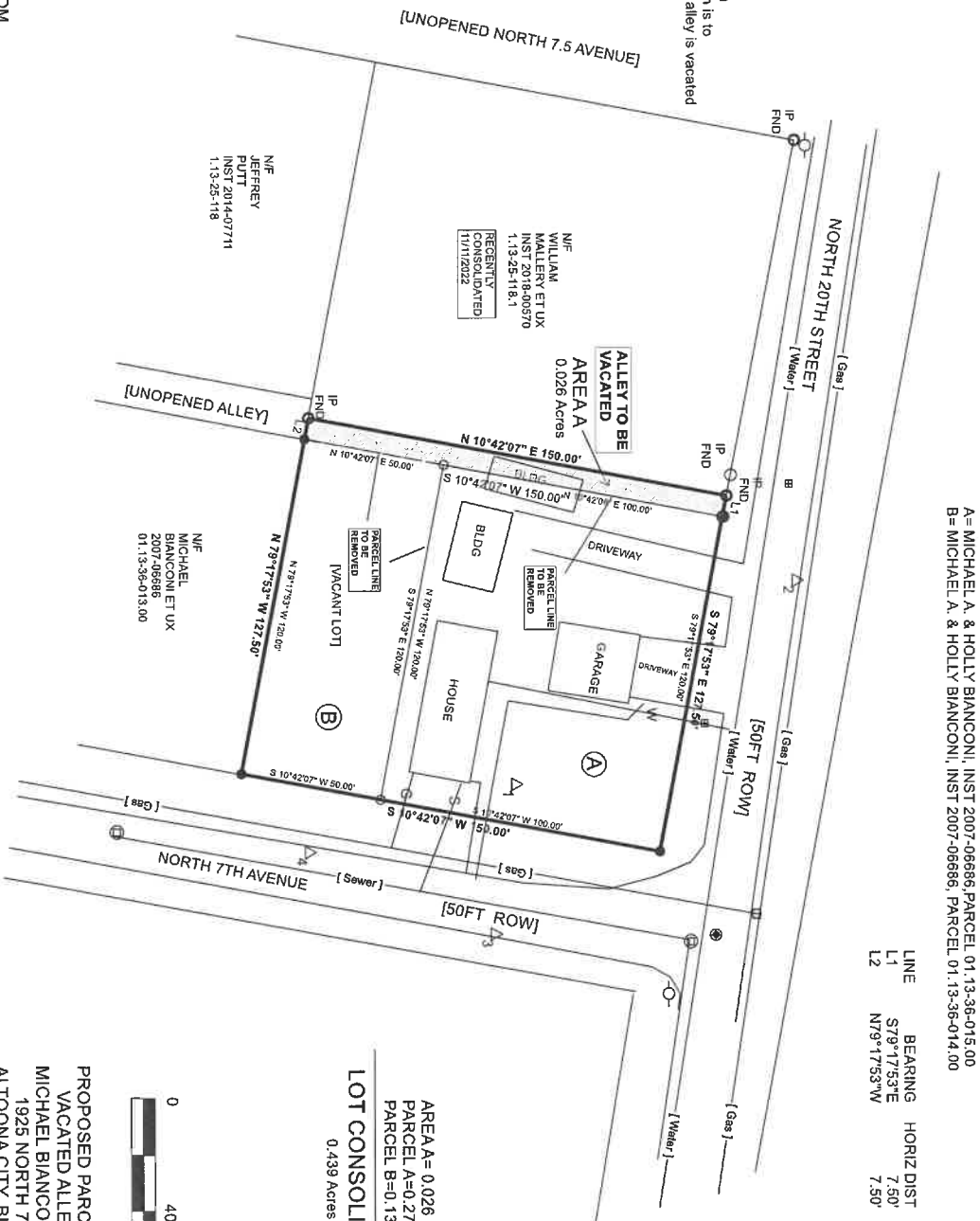
RESOLVED by the Altoona City Planning Commission on October 7, 2025:

David B. Albright, Chairman

LEGEND	
	Traverse
	Rebar
	Gas Valve
	Power Pole
	Storm Manhole
	Water Meter
	City Monument
	Set Rebar

NOTE:
 1. Property is zoned Suburban-Residential
 2. All bearings are based on magnetic North
 3. The purpose of this Lot consolidation plan is to combine lots and vacated alley shown after alley is vacated

KIMBERLY SURVEYING
 1873 BEAVER VALLEY RD
 FLINTON PA 16640
 KIMBERLYSURVEYING@YAHOO.COM
 814-687-4278 / 814-935-9396



A= MICHAEL A. & HOLLY BIANCONI, INST 2007-06686, PARCEL 01.13-36-015.00
 B= MICHAEL A. & HOLLY BIANCONI, INST 2007-06686, PARCEL 01.13-36-014.00

LINE	BEARING	HORIZ DIST
L1	S79°17'53"E	7.50'
L2	N79°17'53"W	7.50'



AREA A= 0.026
 PARCEL A=0.275
 PARCEL B=0.138
 LOT CONSOLIDATION
 0.439 Acres



PROPOSED PARCEL CONSOLIDATION
 VACATED ALLEY AND 2 LOTS
 MICHAEL BIANCONI ET UX PROPERTY
 1925 NORTH 7TH AVENUE
 ALTOONA CITY, BLAIR COUNTY, PA
 DATED 06/20/2025

[illegible]

EXISTING TAX PARCEL 1.5-15-63	8,006 SF OR 0.138 ACRES
AREA "A"	+ 829 SF OR 0.019 ACRES
COMBINED AREA LOT 2 (RECTORRY)	8,834 SF OR 0.157 ACRES

REVIEWED BY THE
BLAIR COUNTY
PLANNING COMMISSION

ON September 15, 2025
SIGNED Phonice Kelly

420 Allegheny Street
Hollidaysburg, PA 16848
P: (814) 696-7430
www.keller-engineers.com



KELLER ENGINEERS
CIVIL • STRUCTURAL • MECHANICAL