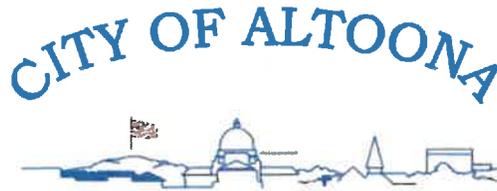


1301 12th Street, Suite 400
Altoona, PA 16601
Phone (814) 949-2470
Fax (814) 949-0372

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, March 3, 2026 at 3:00 PM
4th Floor City Hall Common Room

AGENDA REGULAR MEETING

CALL TO ORDER

PUBLIC COMMENT

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of January 6, 2026 which is included in the packet. February 3, 2026 meeting was cancelled.

SUBDIVISION AND LAND DEVELOPMENT – NONE

STAFF LEVEL REVIEWS

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

SPOT BLIGHT DECLARATION

1. 516 East Atlantic Avenue

Motion certifying to the Redevelopment Authority of Altoona (RAA) that 516 East Atlantic Avenue, Altoona, Pennsylvania:

- (a) Was declared blighted by the City of Altoona's Blighted Property Review Committee at its October 16, 2025 meeting and recommended to the RAA for acquisition and reuse, in accordance with the Urban Redevelopment Law Act of 1945 P.L. 991, No. 385 as amended, and that the Altoona City Planning Commission hereby concurs in the Blighted Property Review Committee's determination of blight; and
- (b) The recommended reuse is residential in nature; and

- (c) That the recommended reuse is consistent with the City of Altoona’s comprehensive plan, All Together Altoona, p. 54, *"A final foundational step for implementing the All Together Altoona Action Plan—one that draws on the other foundational steps—is acceptance that Altoona’s housing supply will require continuous editing on multiple fronts to advance the plan’s vision. Every year, there need to be a combination of demolitions, rehabs, and new housing units put into service to make the city’s housing supply and neighborhoods healthier and more responsive to the needs of existing and future residents. Since Altoona’s population is likely to continue to decline, this combination of activities needs to be intentionally calibrated to result in a smaller number of housing units over time—but units that are in better overall condition and reflect higher standards that will help Altoona compete for households and generate healthy levels of reinvestment by property owners."*

INFORMATIONAL ITEMS

1. GAEDC Report – Next meeting is 3/25/26.
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
January 6, 2026

MEMBERS PRESENT

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

GUESTS PRESENT

Stephanie Shoenfelt – Eads Group
Bill Kibler – Altoona Mirror

STAFF PRESENT

Chris McGuire – Altoona City Manager
Sabrina Appel-McMillen – Planning and Development Manager, Community
Development Department
Eric Luchansky – Director Planning and Community Development Department
Rob Crossman – Engineering Department Supervisor, Public Works Department
Mackenzie Caron – Blair County Planning Commission
Bette Fischer – Clerical III, Community Development Department

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on January 6, 2026, 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 December 2, 2025 minutes. Mr. Ickes seconded the motion. Motion passed unanimously.**

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

Nails Square – 201 E. Plank Road – Ms. Shoenfelt of EADS Group presented the land development plan. On 9/12/2025 the City of Altoona received a land development plan proposing the remodel of a 1500 SF building into a nail salon. A total of six waivers is being requested. **A motion was made by Mr. Folen to approve the proposed land development plan with the waivers requested along with the following conditions. The motion was seconded by Mr. Brennan. The motion passed unanimously.**

The waivers are as follow in the approved resolution attached. The following conditions are as follow: ACPC requested the interior pedestrian sidewalk be extended to alley with parking bollards or curb stops to be added in front of the parking spaces. ACPC requested a 10’ egress be added to the plan with a right turn out onto the alley. All conditions must be met, fees paid, and the plan signed and recorded within the deadline.

RESOLUTION 1-6-25-PAC25-07
A RESOLUTION CONDITIONALLY APPROVING
THE NAILS SQUARE LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter “ACPC”) by Nails Square (hereinafter referred to as the “DEVELOPER”); and

WHEREAS, the DEVELOPER desires to remodel an existing 1500 SF building into a nail salon located at 201 E Plank Road, 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. §640-63A(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 or more than 25 spaces shall not be located closer than 100 feet to an intersection. Access driveways shall access side streets instead of main arterials (including but not limited to, E Plank Road and Frankstown Road) where practicable and where it is not practicable, the Planning Commission may waive this

requirement. **The applicant is requesting a waiver to utilize the existing access points to the site to be maintained with modifications as per PennDOT requirements.**

2. §640-63C(7): Curbing shall be placed at the edges of all surfaced areas, including islands. **The applicant is requesting a waiver to this section.**
3. §640-64A(1): Sidewalks shall be provided along the entire length of the property in accordance with this section. On a corner lot, the sidewalk shall be extended along the second street as well. **The applicant is requesting a waiver to this section. ACPC requested the interior pedestrian sidewalk be extended to alley with parking bollards or curb stops to be added in front of the parking spaces.**
4. §640-65C(4): Along the parking lot, trees and shrubs shall be planted to screen the parking facility from all surrounding streets and properties. **The applicant is requesting a waiver to this section and landscaping will be reduced to ground cover plants only in the corner landscaped island along E Plank Rd and Frankstown Rd.**
5. §640-65D(1-5): The required setback between parking facilities and buildings shall be landscaped to eliminate large expanses of barren wall in accordance with this section. **The applicant is requesting a waiver to this section.**

NOW, THEREFORE, BE 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. ACPC requested a 10' egress be added to the plan with a right turn out onto the alley.
7. All conditions must be met, fees paid, and the plan signed and recorded within the deadline.

RESOLVED by the Altoona City Planning Commission on January 6, 2025:

David B. Albright, Chairman

STAFF LEVEL REVIEWS

None

INFORMATIONAL ITEMS

- 1. GAEDC Report** – No report. December meeting was cancelled Next meeting will be held on March 25, 2026.
- 2. Blair County Planning Commission Report** – The BCPC staff is back to full capacity. They are still working with the Stuart Group on an as needed basis. The commission is out of compliance. They met with FEMA and PEMA and are going to be working with them for help getting back into compliance.

COMMISSIONERS FORUM – Nothing at this time.

ADJOURNMENT

There being no further business the **meeting was adjourned at 3:40 PM.**

Signed: Michael Haire, Secretary

BLIGHTED PROPERTY REVIEW COMMITTEE

MEETING MINUTES

Thursday, October 16, 2025

3:30 p.m.

Common Room – 4th Floor

MEMBERS PRESENT

Devon Henninger
Allen Thompson – phone in
David Butterbaugh
Drew Brennan

STAFF PRESENT

Meghan Klein
Josh Kaufman
Rebecca Brown
Eric Luchansky

GUEST(S) PRESENT

N/A

CALL TO ORDER

Dave Butterbaugh called the meeting to order at 3:31 p.m.

APPROVAL OF MINUTES

Mr. Butterbaugh called for a motion to approve the minutes from September 25, 2025. Mr. Henninger made a motion and Mr. Brennan seconded the motion. The motion passed unanimously.

EXECUTIVE SESSION

PROPERTY DETERMINATIONS

1. 321 N. 7th Ave – Mr. Butterbaugh called for a motion to determine blighted and submit to the Altoona City Planning Commission and the Altoona Redevelopment Authority for recommended rehabilitation. Mr. Henninger made a motion and Mr. Brennan seconded. The motion passed unanimously.
2. 1710 24th Ave - Mr. Butterbaugh called for a motion to determine blighted for demolition. Mr. Brennan made a motion and Mr. Henninger seconded. The motion passed unanimously.
3. 1908 18th St - Mr. Butterbaugh called for a motion to determine blighted for demolition. Mr. Henninger made a motion and Mr. Brennan seconded. The motion passed unanimously.
4. 1819 5th Ave - Mr. Butterbaugh called for a motion to determine blighted and submit to the Altoona City Planning Commission and Altoona Redevelopment Authority for recommended rehabilitation. Mr. Brennan made a motion and Mr. Henninger seconded. The motion passed unanimously.
5. 1522 N. 7th Ave - Mr. Butterbaugh called for a motion to determine blighted and submit to the Altoona City Planning Commission and Altoona Redevelopment Authority for recommended rehabilitation. Mr. Henninger made a motion and Mr. Brennan seconded. The motion passed unanimously.
6. 516 E. Atlantic Ave - Mr. Butterbaugh called for a motion to determine blighted and submit to the Altoona City Planning Commission and Altoona Redevelopment Authority for recommended rehabilitation. Mr. Brennan made a motion and Mr. Henninger seconded. The motion passed unanimously.

7. 1518 4th St - Mr. Butterbaugh called for a motion to determine blighted for demolition. Mr. Brennan made a motion and Mr. Henninger seconded. The motion passed unanimously.
8. 2001 7th Ave –Mr. Butterbaugh called for a motion to determine blighted and submit to the Altoona City Planning Commission and Altoona Redevelopment Authority for recommended rehabilitation. Mr. Brennan made a motion and Mr. Henninger seconded. The motion passed unanimously.
9. 1414 Jefferson Ave – This previously blighted property was sold at the tax sale. The former responsible party, GITSIT, contacted Codes following the tax sale and indicate their legal team is looking into the sale. The property was determined last month as blighted and submit to the Altoona City Planning Commission and Altoona Redevelopment Authority for recommended rehabilitation.

REMOVALS

No removals at this time.

ADJOURNMENT

With no further discussion, Mr. Butterbaugh called for a motion to adjourn the meeting. Mr. Henninger made a motion and Mr. Brennan seconded. The meeting adjourned at 4:30 pm.

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203
inspections@altoonapa.gov



Dave Butterbaugh (1/27), Chairperson
Allen Thompson (1/27), Vice-Chairperson
Drew Brennan (1/27)
Devon Henninger (1/26)
Matthew Zupon (1/26)

BLIGHTED PROPERTY REVIEW COMMITTEE

October 16, 2025

SENT VIA CERTIFIED AND REGULAR MAIL

AGNES MARUSKA & VLADIMIR MATIC
516 E ATLANTIC AVE
ALTOONA PA 16602

RE: 516 E ATLANTIC AVE

Dear Property Owner:

Enclosed are the Resolutions of the Blighted Property Review Committee of the City of Altoona that determines your property to be blighted, in accordance with the provisions of the Act of the Commonwealth of Pennsylvania, known as the URBAN REDEVELOPMENT LAW ACT OF 1945 P.L. 991, NO. 385 AS AMENDED. This Determination was based upon violations of various building and housing codes of the City of Altoona and/or possible danger to others. The Blighted Property Review Committee made this determination based on the condition of the property as viewed by the Code Enforcement Officer and/or Building Inspector of the City of Altoona.

In the event you wish to appeal the decision of these bodies, you have a period of thirty (30) days from **October 16, 2025** to present said appeal to the City of Altoona Code of Appeals Board (appeal application enclosed with this notice) to the City of Altoona Department of Codes & Inspections, 1301 12th Street, Suite 103, Altoona, PA 16601. No appeal will be heard unless a fee of \$500.00 is submitted along with the Appeal Application to the Department of Code Enforcement. (See final page of this notice for detailed instructions in filing this appeal.)

IF YOU WISH TO DEFEND AGAINST THE DETERMINATION OF BLIGHT YOU MUST TAKE ACTION WITHIN THIRTY (30) DAYS OF **October 16, 2025**. If you fail to do so you are warned that other actions including demolition may be taken and the costs may be assessed against you. Also, failure to do so may render your property subject to eminent domain proceedings. You may lose other valuable legal rights as well.

You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to, or telephone the office set forth on the following page to find out where you can get legal help.

IF YOU DO NOT HAVE A LAWYER:

Lawyer's Referral Service
Blair County Court House Law Library
Hollidaysburg, PA 16648
(814) 693-3090

IF YOU CANNOT AFFORD A LAWYER:

MidPenn Legal Services
171 Lakemont Park Blvd
Altoona PA 16602
(814) 943-8139

UNDER NO CIRCUMSTANCES SHOULD YOU DISREGARD THIS NOTICE OF DETERMINATION OF BLIGHT AND THE ORDER CONTAINED HEREIN.

Dave Butterbaugh, Chairman, Blighted Property Review Committee

Date

RESOLUTION OF THE BLIGHTED PROPERTY REVIEW COMMITTEE

WHEREAS, the Council of the City of Altoona has been adopted under the authority granted to said City by Act 94-1978; and

WHEREAS, it is the duty of the Blighted Property Review Committee to review, consider and make a determination as to the condition of blight regarding certain properties within the City of Altoona in accordance with said act; and

WHEREAS, the Blighted Property Review Committee has reviewed and considered the property located at **516 E ATLANTIC AVE** and finds that it presents all or part of the following conditions which warrant its being considered a "Blighted Property" as defines in Act 94-1978.

- A. Any premises which because of physical condition or use is regarded as a public nuisance at common law or has been declared a public nuisance in accordance with the local housing, building, plumbing, fire and related codes.
- B. Any premises which because of physical condition use or occupancy is considered an attractive nuisance to children, including but not limited to abandoned wells, shafts, basements, excavations, and unsafe fences or structures.
- C. Any dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of the municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- D. Any structure which is a fire hazard, or is otherwise dangerous to the safety of persons or property.
- E. Any structure from which the utilities, plumbing, heating, sewerage or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- F. Any vacant or unimproved lot or parcel of ground in a predominantly built-up neighborhood, which be reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- G. Any unoccupied property which has been tax delinquent for a period of two years prior to the effective date of this Act, and those in the future having a two-year tax delinquency.
- H. Any property which is vacant but not tax delinquent, which has not been rehabilitated within one year of the receipt of notice to rehabilitate from the appropriate code enforcement agency.
- I. Any abandoned property. A property shall be considered abandoned is
 - (i) it is a vacant or unimproved lot or parcel of ground on which a municipal lien for the cost of demolition of any structure located on the property remains unpaid for a period of six months;
 - (ii) it is a vacant property or vacant or unimproved lot or parcel of ground on which the total of municipal liens on the property for tax or any other type of claim of the municipality are in excess of 150% of the fair market value of the property as established by the Board of Revisions of Taxes or other body with legal authority to determine the taxable value of the property; or
 - (iii) the property has been declared abandoned by the owner, including an estate that is in possession of the property.

NOW, THEREFORE, be it resolved by the Blighted Property Review Committee that:

- 1. It is found and determined that the above described property is a blighted property because of the existence of all or part of the conditions enumerated above.
- 2. The above described property has been determined to be an Unsafe Structure as defined in the Property Maintenance Code of the City of Altoona, City Code Chapter 550.

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

Dave Butterbaugh, Chairman, Blighted Property Review Committee

Date

DEPARTMENT OF CODES AND INSPECTIONS

CODE APPEALS BOARD APPEAL APPLICATION

TO THE CITY OF ALTOONA CODE APPEALS BOARD:

The undersigned hereby gives notice of appeal to the City of Altoona Code Appeals Board and the Department of Codes and Inspections from a decision of the Code Official related to the:

- | | |
|--|---|
| <input type="checkbox"/> International Building Code | <input type="checkbox"/> International Plumbing Code |
| <input type="checkbox"/> International Property Maintenance Code | <input type="checkbox"/> International Fire Prevention Code |
| <input type="checkbox"/> International Mechanical Code | <input type="checkbox"/> International Energy Conservation Code |
| <input type="checkbox"/> International Fuel Gas Code | |

In the matter of the application made by _____
filed with the Department of Codes and Inspections on the _____ day of _____, 20__.

The property affected is located as follows: _____.

BASIS FOR APPEAL:

- | | |
|--|---|
| <input type="checkbox"/> Code Incorrectly Interpreted | <input type="checkbox"/> Blighted Property Status |
| <input type="checkbox"/> Provisions of Code Do Not Fully Apply | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Equally Good or Better Form of Construction Is Proposed | _____ |

Further information deemed relevant to a concise description of the premises affected is as follows:

(state occupancy and construction type if other than 1 or 2 family residential)

FOR OFFICE USE ONLY:

Briefly stated, the grounds upon which this application from the decision of the Code Official related to the terms and provisions of the City of Altoona Code Ordinance and reference to the Sections of said Ordinance relied upon are as follows: _____

Date: _____

Appellant: _____

Home Address: _____

Phone Number: _____

INSTRUCTIONS

- (1) Six (6) copies of this form should be prepared and delivered to the office of the Department of Codes and Inspections along with a \$500.00 fee

The completed appeal application along with all required supplemental documents must be delivered for a hearing to be held.

Incomplete applications, applications submitted without the supplemental documents required, or the required copies will not be scheduled for said appeal.

- (2) The following are provided as guidelines when filing an appeal:

(A) Include the principal points upon which the appeal is based. Use the application upon which the refusal order was issued or decision by which appellant claims to have been aggrieved or by which any officer, Department, Board or Bureau of the City, claims to have been adversely affected.

(B) Provide a clear and accurate description of the proposed work or use.

(C) Make a specific statement with appropriate references to the relevant sections of the Code when applying for an appeal.

(D) Six (6) copies of each appeal or application must be accompanied by six (6) copies of construction documents sufficient to demonstrate quality of material and conformity to the Building Code or to substantiate a variance from the provisions.

- (3) Applicant will be notified in writing as to the decision of the Board. Under no circumstances will employees of the Department of Codes and Inspections convey any verbal decisions.

CITY OF ALTOONA



BLIGHTED

ADDRESS: 516 E. Atlantic Ave

OWNER: Agnes Maruska - Vladimir Matic

The Blighted Property Review Committee of the City of Altoona has determined your property to be blighted, in accordance with the provisions of the Act of the Commonwealth of Pennsylvania, known as the URBAN REDEVELOPMENT BLIGHTED PROPERTY ACQUISITION ACT, being Act Number 94 of 1978.

This Determination was based upon violations of various building and housing codes of the City of Altoona and/or possible danger to others. The Blighted Property Review Committee made this Determination based on the condition of the property as viewed by the Code Enforcement Officer and/or Building Inspector of the City of Altoona.

In the event you wish to appeal the decision of these bodies, you have a period of thirty (30) days from DATE to present said appeal to the City of Altoona Code Appeals Board in writing, to the Department of Codes and Inspections, 1301 12th Street, Altoona, PA 16601. No appeal will be heard unless a fee of \$500.00 is deposited with this Department prior to the hearing.

IF YOU WISH TO DEFEND AGAINST THE DETERMINATION OF BLIGHT YOU MUST TAKE ACTION WITHIN THIRTY DAYS OF DATE. If you fail to do so you are warned that repairs and/or other actions including demolition may be taken and the costs may be assessed against you. You may lose other valuable legal rights as well.

You should notify your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help.

IF YOU DO NOT HAVE A LAWYER CONTACT:
Lawyer's Referral Service
Blair County Court House Law Library
Hollidaysburg, PA 16648
(814) 693-3090

IF YOU CANNOT AFFORD A LAWYER CONTACT:
MidPenn Legal Services
171 Lakemont Park Blvd
Altoona, PA 16601
(814) 943-8139

UNDER NO CIRCUMSTANCES SHOULD YOU DISREGARD OR REMOVE THIS NOTICE OF DETERMINATION OF BLIGHT,


BLIGHTED PROPERTY REVIEW COMMITTEE

10.16.25

October 17, 2025 11:57 AM

David Ellis

Ordinance No. 5844

City Council

City of Altoona

Introduced by Vice Mayor Ellis Date DEC 01 2025

Adopted by City Council Date JAN 13 2026

ATTEST: Linda Rickes Schhammer Mayor
City Clerk

ROLL CALL:	COUNCIL MEMBERS:	YEAS	NAYS
	BEATTY, RONALD	✓	
	BUTTERBAUGH, DAVID	✓	
	CLINICH, SHELLEY		absent
	ELLIS, DAVID <i>intro 2nd</i>	✓	
	ICKES, JESSE <i>motion</i>	✓	
	KELLEY, BRUCE	✓	
	MAYOR MATTHEW PACIFICO		✓
	Total	5	1

Recorded in the City Clerk's Office JAN 13 2026 Date
Linda Rickes Schhammer City Clerk

ALTOONA CITY PLANNING COMMISSION

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

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

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

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

of 150% of the fair market value of the property as established by the Board of Revisions of Taxes or other body with legal authority to determine the taxable value of the property; or
(iii) the property has been declared abandoned by the owner, including an estate that is in possession of the property.

- Whereas** The above-described property has been determined to be an Unsafe Structure as defined in the Property Maintenance Code of the City of Altoona, City Code Chapter 550.
- Whereas** Upon expiration of the required appeal process, the code official may cause the structure or part thereof to be razed and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such razing and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.
- Whereas** The owner has received prior notice that this Declaration is pending, the notice included a statement of appeal rights, and the appeal period for the notice has tolled, and all conditions are present to allow a Declaration of Blight to be issued;
- Whereas** The City of Altoona Blighted Property Review Committee has referred the property at **516 East Atlantic Avenue** to the Redevelopment Authority of Altoona for potential acquisition and redevelopment, which may necessitate taking by eminent domain.
- Whereas** The Altoona City Planning Commission has determined that the property at **516 East Atlantic Avenue** is blighted or reasons identified in the Urban Redevelopment Law, Act of 1945, Specifically in Section 12.1, titled Blighted Property Removal, including but not limited to the fact that it constitutes a dwelling which because it is dilapidated, unsanitary, unsafe, vermin-infested or lacking in the facilities and equipment required by the housing code of municipality, has been designated by the department responsible for enforcement of the code as unfit for human habitation.
- Whereas** The Altoona City Planning Commission has determined that the property at **516 East Atlantic Avenue** is blighted or reasons identified in the Urban Redevelopment Law, Act of 1945, Specifically in Section 12.1, titled Blighted Property Removal, including but not limited to the fact that it constitutes any vacant or unimproved lot or parcel of ground in a predominantly built-up-neighborhood, which by reason of neglect or lack of maintenance has become a place for accumulation of trash and debris, or a haven for rodents or other vermin.
- Whereas** The Altoona City Planning Commission has determined that the property at **516 East Atlantic Avenue** is blighted or reasons identified in the Urban Redevelopment Law, Act of 1945, specifically in Section 12.1, titled Blighted Property Removal, including but not limited to the fact that it constitutes a structure from which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

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

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

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

Chairperson

Date