

MINUTES  
**ALTOONA CITY PLANNING COMMISSION**  
**Tuesday, January 5, 2021**

**MEMBERS PRESENT**

Randy Isenberg, Chair  
Dave Albright, Vice Chair  
Michael Haire, Vice Secretary  
Richard Haines

**MEMBERS ABSENT**

Charles Myers

**GUESTS PRESENT**

Adam Long – Keller Engineers – Kavi Partnerships, LLC  
John Gillen – Ontario U.S. Capital, LLC  
William Kibler – Altoona Mirror

**COMMUNITY DEVELOPMENT STAFF PRESENT**

Nic Ardizzone – Property and Program Manager  
Mary Johnson – CDBG Manager

The Altoona City Planning Commission held its monthly meeting on January 5, 2021 in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chair, called the meeting to order at 3:04 p.m.

**ADMINISTRATIVE ITEMS**

1. **Approval of meeting minutes of November 3, 2020.**  
The minutes of the November 3, 2020, were read. A motion was made by Richard Haines for approval of the minutes. Motion was seconded by James Dixon. Motion carried unanimously.
2. **Public Comment Period**  
No Public Comment at this time.

**SUBDIVISION AND LAND DEVELOPMENT ITEMS**

3. **Ontario U.S. Capital, LLC** - Nick Ardizzone presented this submission for the Ontario U.S. Capital, LLC, which proposes to construct a parking lot located at 1909 4<sup>th</sup> Avenue, for the tenants, of 1901 4<sup>th</sup> Avenue. The proposal calls for paving of eight parking spaces along the alley behind 1909 4<sup>th</sup> Avenue. Access to the

parking lot will be through the alley to the rear of the site; it appears that the proposal should allow for adequate maneuverability into and out of the proposed parking spaces. The parking spaces shall be 19 feet long and stalls are to be 9 feet wide to be in compliance with ordinances. The applicant does not seek any waivers from the Planning Commission with approval today. After a brief discussion a motion was made by Dave Albright that the Engineers submits plans that are either in compliance with the ordinance and meet the aspects of the comments for the plan or ask for waivers and explain why the waivers are needed. The motion was seconded by James Dixon. Motion passed unanimously. Nick Ardizzone, also explained that Mr. Gillen will also need to ask for an extension of time from the Zoning Hearing Board. He had been given a period of six months from June 24, 2020, to follow through with the Expansion of a Non-Conforming Use for a Non-Conforming Building, Creating Eight Apartment Units in a Four Unit Apartment Building in a Multiple Household Residential Zone. The Zoning Hearing Board also made a requirement that off-street parking must be obtained for any and all necessary tenants at the subject property, and that it complies with any and all land use, development, rules and regulations of the City of Altoona. Mr. Gillen agreed to have his engineers drawing up new plans and have them resubmitted in time for February 2021 meeting.

**Kavi Partnerships, LLC** – Nick Ardizzone presented the Kavi Partnership, LLC which proposes to construct a new mixed-use building located at 715 6<sup>th</sup> Avenue. The parking lot will be located across the alley along 5<sup>th</sup> Avenue. This condition constitutes an off-site parking plan, which received a Special Exception approval in October 2020. The building will contain a café on the first floor, and two floors of apartments above the café. The building site will contain a drive-thru lane for the café, and all parking will be located across the alley. An accessible pedestrian connection is made via sidewalks and a ramp from the parking to the rear entry of the building. The applicant seeks 6 waivers from the Altoona Planning Commission today. Each waiver will be reviewed and approved. Mr. Adam Long from Keller Engineers was introduced to present the plan and answer any questions that the commission had.

§640-63.B(4): Request to allow an off-street parking lot in a different zone than the intended use which it serves.

**The Applicant is requesting a waiver to this section: There is no room for parking on the lot for the primary use. A special Exception has been granted by the City Zoning Hearing Board for this off-site parking plan.**

§640-63.A.(2): The driveway for a parking lot with greater than 25 spaces to be closer than 100' to an intersection.

**The Applicant is requesting a waiver to this section: This requirement is not achievable for this site. The distance from street intersection to the mid-block alley intersection is only 150' in this area of town.**

§620-12.B.(4)(d)[8]: Request to eliminate the access road and easement to the basin.

**Applicant is requesting a waiver to this section. This requirement is a remnant of old, large basin requirements and is not applicable for shallow rain gardens with ponding 2' or less.**

§620-12.B(4)(d)[9]: Request to allow a flat-bottom basin bottom.

**Applicant is requesting a waiver to this section. This requirement is a remnant of old, large basin requirements and is not applicable for shallow rain gardens with ponding 2' or less.**

§620-12.B(4)(d)[10]: Request to eliminate fencing around the surface rain gardens.

**Applicant is requesting a waiver to this section. This requirement is a remnant of old, large basin requirements and is not applicable to shallow rain gardens with ponding 2' or less.**

§620-12.B(4)(a)[10]: Request to eliminate 1' of freeboard requirement.

**Applicant is requesting a waiver to this section. This requirement is a remnant of old, large basing requirements and is not applicable for shallow rain gardens with ponding 2' or less.** Motion was made by James Dixon to approve all 6 waivers as presented. Seconded by Richard Haines. Motion passed unanimously.

4. **Staff Level Reviews** – Staff has reviewed the following staff level subdivision/land development applications since the November 3, 2020 regular meeting.

1. **2400-2406 17<sup>th</sup> Avenue** – Subdivision – Rodney Shoop – Recorded
2. **801-813 N. 4<sup>th</sup> Avenue** – Subdivision – Dwayne Poorman – Recorded
3. **2304 16<sup>th</sup> Avenue** – Subdivision – Vincent & July Burr – Final Approval

## URBAN REDEVELOPMENT

5. **Spot Blight Declaration** – Mary Johnson presented the following property to the Commission for approval to declare the property blighted.

**1926 12<sup>th</sup> Avenue**

Owner: Altoona House GH, LLC  
13762 W. State Road 84 #139  
Davie, Florida 33325

Property is vacant, residential and is in substandard condition not suitable for rehabilitation. Foundation is missing and the mortar is showing numerous cracks. Front porch roof is pulling away from the house. Multiple broken windows. Back yard is being used as a dump site. Interior of the property is in very poor condition. Code officer observed extensive damage to interior ceilings and walls. Bathrooms have been destroyed. Exposed wiring throughout the property. Decaying mice and birds have created a horrible smell in the property. No response from the owner. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion to declare the property blighted was made by Michael Haire. Motion seconded by James Dixon. Motion passed unanimously.

## INFORMATIONAL ITEMS

6. **Planning Reports**
- a. Grantsmanship activities – Rebecca Brown informed the Commission that Curry Building (formally the Vipond Building) has submitted plans for a Low Impact Land Development, which will be distributed for review.
  - b. Zoning Hearing Board – No Report
  - c. Shade Tree Commission – Temporarily suspended.

- d. GAEDC – No Report/No Meetings
- e. Blair County Planning Commission – No Report/No Meeting.

7. **Commissioners Forum** – Randy Isenberg commented that Jennifer Mikolajczk has resigned from the Commission. Mayor Pacifico is searching for a replacement.

8. **Questions from the Media and Public**

9. **Adjournment**

A motion was made by James Dixon to adjourn the meeting at 3:45 P.M. Motion passed unanimously.

---

Michael Haire, Secretary