

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, June 4, 2019

MEMBERS PRESENT

Randy Isenberg, Chairperson
Michael Haire, Vice Secretary
Dave Albright, Vice Chairperson
Chuck Myers
Richard Haines

MEMBERS ABSENT

Jennifer Mikolajczk, Secretary
James Dixon

COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Community Development
Nick Ardizzone, Property and Program Coordinator
Mary Johnson, CDBG Manager

GUESTS PRESENT

Gary Rouse, Burger King
Jim Meinelke, Burger King
Elizabeth Haggi, Our Lady of Lourdes
Donna Royer, Zoning Hearing Board

The Altoona City Planning Commission held its monthly meeting on June 4, 2019 at 3:00 P.M. in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

- 1. Approval of meeting minutes of February 5, 2019.**
The minutes of the February 5, 2019 were read. A motion was made by Richard Haines for approval. Motion was seconded by Dave Albright. Motion carried unanimously.
- 2. Public Comment Period**
No Public Comment at this time.
Mr. Isenberg welcomed Dick Haines to the Commission.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

3. **Burger King, 200 West Plank Road** – Mr. Slusser introduced the subdivision and land development application from Carrols LLC to demolish the existing Plank Road Burger restaurant (as opposed to the Kettle Street Burger King) and build a new one with dual drive thru lanes, 41 parking spaces, landscaping, and sidewalks. They are asking for two waivers; 1. A modification is being requested to provide an at grade rumble concrete surface for unimpeded truck movement at the West Plank Road S.R. 1001 driveway. Due to on-site delivery truck access, it will not be possible to construct the required landscaped island between the parking spaces and the access drive to West Plank Road. 2. It is noted that no property shall have exterior speakers. As part of the ordering at the drive-thru restaurant, exterior speakers are a necessity. Therefore, a waiver is requested. Mr. Gary Rouse and Mr. Jim Meinelke are in attendance to explain the project. A motion was made by Dave Albright to approve the resolution. Michael Haire seconded the motion. Motion passed unanimously.
4. **Our Lady of Lourdes, 2711 West Chestnut Avenue** – Mr. Slusser introduced Elizabeth Haggi representing Our Lady of Lourdes. Previously the planning commission had approved a plan for the Our Lady of Lourdes school to become the Administration/Business Office Building. Mr. Ardizonne explained that they have decided to make a few small adjustments to their parking lot, and the adjustments are enough that the commission will need to approve an amended plan. Dave Albright (a commission member) injected and helped Elizabeth Haggi with explaining how these changes came about. It made sense to make these changes now rather than go back a couple of years from now and need to redo sidewalks and curbing that are crumbling. They have also added two lights to help light the parking lot. A motion to approve the amended plan to amend the existing recorded plan and to give Lee Slusser the authority to execute same was made by Michael Haire. Motion was seconded by Richard Haines. Motion passed with one abstention.
5. **Staff Level Reviews** – Staff has been working on the following subdivision/land development applications since the February 5, 2019, regular meeting.
 1. 2525 16th Avenue, Lear, Subdivision – Staff Level Review – Final Approval – Out for Recording
 2. 508 50th Street, Subdivision – Staff Level Review- Final Approval – Waiting for signed plans to be returned from Florida.

Urban Redevelopment

6. Spot Blight Declaration

a. **511 1st Avenue (Garage Only)**

Owner: Robert W. Barley (deceased)
511 1st Avenue
Altoona, PA 16602

Mary Johnson presented the following property to the blighted program. Garage property was vacant and in substandard condition. Property required an emergency teardown as requested by the Building and Fire Inspectors on March 28, 2019. This property was only held together with a ratchet strap completely wrapped around the garage and a piece of wood keeping it from collapsing onto the neighbor's garage. Owner is deceased. Under the 2009 International Property Maintenance Code, the City has demolished the structure and a lien will be placed on the property for the cost of demolition. Demo of the garage was completed April 4, 2019 by the City's Demolition Crew. A motion was made by Richard Haines to declare the property blighted. Michael Haire seconded the motion. Motion passed unanimously.

Zoning

7. **List of Permitted Land Uses** – Mr. Slusser presented the following proposal to the Commission and asked the members to examine the proposal to be discussed at the next few meetings and refined so that it can be presented to the Altoona City Council for possible adoption: I propose to build a use table for our zoning ordinance, to replace the repetitive lists we currently have in the district regulations of each of our eleven zones. Of course, merging these lists into a single table lays bare some of the redundancies and oddities that have crept into our lists over the past sixteen years. This is a prime opportunity to look at what is permitted in each of our zoning districts and to propose changes, deletions, and additions where necessary.

The agenda packet contains *color* zoning maps and a preliminary use table, showing what is currently permitted in each of our eleven zones as well as a first rough draft of what I propose to be permitted there.

INFORMATIONAL ITEMS

8. Planning Reports

- a. Grantsmanship activities (CDBG and HOME) Annual Report is complete. Kickoff was held at the Transportation Center for the Elevator Project.
- b. Zoning Hearing Board – Union Square Townhouses is proposing to build 27 townhouses across from The Grande Palazzo on 7th Avenue. Requesting setback variances. The Drenning Center and a working garage in a residential zone.
- c. Shade Tree Commission – Still working on new ordinance.
- d. GAEDC – No meetings through the summer, but have many projects they are currently working on: Public Gathering Permit Regulations, Saleme Insurance Agency Building Façade rehabilitation, Penelec Building, Columns along with Gables Brick Façade. State financing is going to be available for some of this work.
- e. Blair County Planning Commission – No report. Mr. Slusser will see that the commission gets the reports as they become available.

9. Commissioners Forum – No report

10. Questions from the Media and Public

11. Adjournment

A motion was made by Michael Haire to adjourn the meeting at 4:25 P.M. Richard Haines seconded the motion. Motion passed unanimously.

Michael Haire, Vice Secretary