



March 4, 2010

TO MEMBERS OF THE PLAN COMMISSION:

There will be a Regular Plan Commission Meeting on **Monday, March 8, 2010 at 6:00 p.m.** held in the Council Chambers at Altoona City Hall.

Agenda:

1. Call Meeting to Order.
2. Roll Call.
3. Citizen Participation Period.
4. Discuss/consider approval of February 8, 2010 Regular Plan Commission Meeting.
5. Public Hearing at 6:00 p.m. or as soon thereafter as is practical to review the terms of a Conditional Use operated by Jason Manz, owner, (automobile repair shop in a pole style building) located at 1614 Spooner Avenue, parcel #201-1009-01-010 as regulated by Section 19.24.090 of the Altoona Municipal Code.
6. Discuss/consider the terms of a Conditional Use operated by Jason Manz, owner, for property located at 1614 Spooner Avenue.
7. Miscellaneous Business and Communications.
8. Adjournment.

Cindy Bauer  
City Clerk

Note: If you are unable to attend, please contact 839-6092.

**Requests from persons with disabilities who need assistance to participate in this meeting or hearing should be made to the City Clerk's Office at 839-6092 with as much advance notice as possible.**

**NOTE:** It is possible that members of other governmental bodies of the municipality may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility. No action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.



## MEMORANDUM

TO: Plan Commission Members

FROM: Mike Golat, City Administrator

DATE: March 4, 2010

SUBJECT: Summary of March 8, 2010 Plan Commission Meeting Items

Provided below for your consideration is a summary of the March 8, 2010 Plan Commission Meeting agenda items.

### NEW BUSINESS

**ITEM 5 - Public Hearing at 6:00 p.m. or as soon thereafter as is practical to review the terms of a Conditional Use operated by Jason Manz, owner, (automobile repair shop in a pole style building) located at 1614 Spooner Avenue, parcel #201-1009-01-010 as regulated by Section 19.24.090 of the Altoona Municipal Code.**

The item for your consideration is a review of the terms of operation of the conditional use that was requested by Jason Manz at the July 9, 2007 Plan Commission meeting to allow an automobile repair shop within a tenant space at 1614 Spooner Avenue.

The following recommendations were made at the July 9, 2007 Plan Commission Meeting:

1. Parking as shown on the site plan shall be verified as adequate by the Building Inspector.
2. Existing paved areas are to be connected by a paved driveway.
3. The driveway and required parking areas shall be paved no later than October 1, 2007.
4. Access from an additional curb cut from Spooner Avenue near the west side of the property shall be provided by the Fall of 2008 unless the owner submits an application for additional building plans by that time.
5. The area, as designated on the site plan, may be used for the sale of vehicles and equipment from businesses associated with this site.
6. Sales shall be limited to one unit at a time.
7. Job trailer parking shall be located north of the 1602/1604 building (so as to be screened from Spooner Avenue).

The items numbered 3 and 4 describe the requirements for paved parking areas. Mr. Manz provided some additional paving, for which a permit was issued, in 2009. However, the property continues to be served by two access points. One is from the adjacent business to the west. This was to be closed in the fall of 2008. Also the purpose of the paving and parking plan as it was approved was to assure that all traffic within the site remains on paved areas, however, vehicles continue to be parked off the pavement.

An automobile repair garage requires a ventilation system. Mr. Manz has obtained plans for the design of the system but has not followed through with the required permit and installation.

Suggested motion: I move to close the public hearing.

**ITEM 6 - Discuss/consider the terms of a Conditional Use operated by Jason Manz, owner for property located at 1614 Spooner Avenue.**

Please see the comments regarding Item 5 above. Staff recommends that, absent compliance with the requirement for a ventilation system and due to continued parking on unpaved areas, the Conditional use be rescinded.

Suggested motion: I move to rescind the Conditional Use operated by Jason Manz, owner, for property located at 1614 Spooner Avenue.



**NOTICE OF PUBLIC HEARING  
CITY OF ALTOONA  
Conditional Use Permit**

NOTICE IS HEREBY GIVEN that on Monday, March 8, 2010 at 6:00 p.m. or as soon thereafter as is practical there will be a public hearing in the Council Chambers at Altoona City Hall, 1303 Lynn Avenue to review the terms of a conditional use operated by Jason Manz, owner (automobile repair shop in a pole style building) located at 1614 Spooner Avenue, parcel #201-1009-01-010 as regulated by Section 19.24.090 of the Altoona Municipal Code Book.

All interested parties are invited to attend. Said hearing shall be held before the Plan Commission. If unable to attend, submit your opinion in writing prior to the public hearing. If you have any questions, call 839-6092.

Dated this 22nd day of February, 2010.

*Cindy Bauer*  
Cindy Bauer  
City Clerk

Published Wednesday, February 24, and Monday, March 1, 2010