

(VI)(2) Discuss/Consider recommendation to Council regarding Preliminary Plat (Condominium) as submitted by Ed Bohn for parcel 201235003000. (Will be discussed at the March 11, 2021 Council Meeting).

Plan Commission Member Roth and other Plan Commission Members mentioned they were contacted by a nearby resident regarding previous drainage issues in the past. City Planner Clements commented on the previous drainage issues in the past. Clements commented that he will contact City Engineer David Walter addressing those drainage concerns.

Motion by Biren/Hoepner to recommend Council approval of the Preliminary Plat. **Motion carried.**

(VI)(3) Public Hearing at 5:35 p.m. or as soon thereafter as possible regarding a Conditional Use Permit to allow outdoor storage and sales as submitted by Ed Bohn, DBA The Shed, parcel #201235003000 located at 1519 Mayer Road.

Mayor Pratt opened the public hearing at 5:44 p.m.

City Planner Clements referred to the following:

- Staff Report 21-03A
- Appeal for a Conditional Use, The Shed
- Public Notice & Address Labels

City Planner Clements explained that the petitioner, Ed Bohn, proposes to place prefabricated residential accessory buildings (sheds, and similar) along the front (west) frontage of his existing business at 1519 Mayer Road, "The Shed". The Shed is an antique and variety retail store. The temporary placement of accessory structures for sale constitutes outdoor sales and storage uses defined as a conditional use in the C Commercial District (§ 19.40.020 31.).

Clint Heiman, 3452 Mayer Road, Eau Claire, WI had concerns with the proposed sheds being located on the front (west) frontage. Heiman mentioned that there are a couple of the sheds to be placed on the soil/grass area and because of that, Heiman thinks they appear to be shabby looking. Applicant Ed Bohn responded to Heiman's concerns and summarized his conditional use permit.

Motion by Biren/Oas-Holmes to close the Public Hearing at 5:51 p.m. **Motion carried.**

(VI)(4) Discuss/consider approval of a Conditional Use Permit to allow outdoor storage and sales as submitted by Ed Bohn, DBA The Shed, parcel #201235003000 located at 1519 Mayer Road.

City Planner Clements noted that Staff recommends approval of the conditional use permit as amended with the following conditions:

- (1) Accessory residential buildings (sheds) located at the site shall be arranged to permit free ingress and egress of vehicles.
- (2) Unpaved areas utilized for temporary placement of accessory building for sale shall be maintained free of erosion, vegetation trimmed and kept consistent with Altoona Municipal Code § 8.32.

Motion by Roth/Hoepner to approve a Conditional Use Permit with staff recommended conditions. **Motion carried.**

(VI)(5) Discuss/Consider recommendation to Council regarding a final plat for River Prairie Townhomes. (Will be discussed at the March 11, 2021 Council Meeting.)

This item was removed from the agenda at this time.

(VI)(6) Recommendation to Council regarding selection of a Firm for Planning Services Contract. (Will be discussed at the March 11, 2021 Council Meeting).

City Planner Clements referred to the Planning Department Memo 2021 March 4. City Planner Clements explained that the City has allocated 2021 budget resources to undertake a new comprehensive

plan. The City received eight responses and interviewed four firms. Clements referred to the enclosed Memorandum and briefly summarized the recruitment process to this point.

The review committee recommends the selection of Vandewalle Associates to enter contract negotiations to complete the Comprehensive Planning Services and East Area Neighborhood Plan. An affirmative selection will empower city staff to negotiate a contract that includes a scope of work and fee arrangement.

Jackie Mich representing Vandewall & Associates was available to answer questions Plan Commission Members had regarding their Services.

Motion by Biren/Hoepner to recommend the selection of Vandewalle & Associates to enter contract negotiations for Comprehensive Planning Service. **Motion carried.**

(VI)(7) Discuss/Consider recommendation to Council regarding Ordinance 3A-21 amending setbacks in the Twin Home District. (Public hearing at the March 11, 2021 Council Meeting.)

City Planner Clements referred to Proposed Ordinance 3A-21. Clements explained that the proposed changes to the TH Twin Home District modify minimum front and side setbacks to be consistent with R-1 and R-2 requirements. When those chapters were updated in 2019, the TH District was missed. The only area of the City zoned TH is in the Prairie View Ridge subdivision. The builder may seek to utilize the proposed changes in projects this spring.

The proposed change in lot dimensions is to provide for actual existing lot dimensions of twin home lots in the City, particularly those in the Clubview Neighborhood.

Motion by Hoepner/Oas-Holmes to recommend approval of Ordinance 3A-21. **Motion carried.**

(VI)(8) Discuss/Consider recommendation to Council regarding Resolution 3A-21 dedicating Perseverance Park (Discussed at February 22nd Parks Board Meeting and will be discussed at the March 11, 2021 Council Meeting).

City Planner Clements referred to the Proposed Resolution 3A-21. Clements mentioned that this item was discussed at the February 22nd Parks Board, for recommendation to the City Council. Clements explained that the dedication of the Prairie View Ridge neighborhood included dedication of parkland to the City. The matter of naming the parkland was discussed by the Parks Board with the recommendation of "Perseverance Park". The proposed resolution includes a brief description of the purpose of such name, including:

- Recognition of the tremendous perseverance by the people of Altoona and across the world throughout the ongoing Covid-19 pandemic, reaching one year extent within our community this very month.
- The U.S. National Aeronautics and Space Administration (NASA) successfully landed the Perseverance Rover on the planet Mars on February 18th, 2021, a historic mission marking the next progression in human exploration of our solar system, the search for evidence of past life, test new technology, and advance frontiers of knowledge.

The name Perseverance Park is to forever dedicate in our common memory and for future generations the historic events of this past year, as well as the quality and value of perseverance through adversity and hardship. The motion to recommend the name included the dedication of a marker describing the meaning and purpose of this name and the events of this year to stimulate reflection, to be placed and maintained with future improvements to the park. City Planner Clements noted that the name was suggested by Parks Board Member Bruce Thielen and welcomed with unanimous consent by the Parks Board.

Motion by Sexton/Hoepner to recommend approval of Resolution 3A-21. **Motion carried.**

(VII) MISCELLANEOUS BUSINESS AND COMMUNICATIONS

(VIII) Adjournment.

Motion by Oas-Holmes/Hoepner to adjourn at 6:23 p.m. **Motion carried.**
Minutes transcribed by Cindy Bauer, Altoona City Clerk