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David M. 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, June 3, 2025 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

REGULAR MEETING

CALL TO ORDER

PRESENTATION: czb LLC – Introduction of Draft SALDO/Land Development Ordinance

PUBLIC COMMENT

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of May 6, 2025 which is included in the packet.

SUBDIVISION AND LAND DEVELOPMENT

None

STAFF LEVEL REVIEWS

Staff has received the following staff level subdivision/land development applications since the May 6, 2025 regular meeting:

- a) Barry Saylor – 4017-4023 Cortland Ave – No-Impact SD Plan - Approved
Plan proposes a subdivision and lot consolidation of properties along Cortland Avenue. Zoning variances were granted by the Zoning Hearing Board for the reconfiguration of lot lines between three nonconforming lots.

SPOT BLIGHT DECLARATIONS – The ACPC will consider the following properties as blighted.

None.

INFORMATIONAL ITEMS

1. GAEDC Report - None
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

**MINUTES
ALTOONA CITY PLANNING COMMISSION
May 6, 2025**

MEMBERS PRESENT

Dave Albright, Chairman
Larry Bilotto, Vice-Chairman
Drew Brennan
Peter Folen
Councilman Jesse Ickes

MEMBERS ABSENT

Michael O'Haire, Secretary
Richard Haines

GUESTS PRESENT

Bill Kibler – Altoona Mirror

STAFF PRESENT

Chris McGuire – Altoona City Manager
Sabrina Appel-McMillen – Planning & Development Manager
Rebecca Brown – Director, Codes and Inspection
Rob Crossman – Division Chief – Engineering Services
Bette Fischer – Clerical Associate III
Josh Kaufman – Codes Supervisor/Blight Manager
Diana White – Director, Department of Community Development

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on May 6, 2025, in the City Hall 4th Floor Common Room, 1301 12th Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:02 PM.

PUBLIC COMMENT

None

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes

A motion was made by Mr. Bilotto to approve the April 1, 2025 minutes as read. Councilman Ickes seconded the motion. Motion passed unanimously.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

None at this time.

STAFF LEVEL REVIEWS

Ms. Appel-McMillen presented the following staff level subdivision/land development application.

Central PA Surgery Center – 914 S 12th Street – Low-Impact LD Plan -
Approved

Renovations to the existing facility are proposed to provide an emergency generator. Interior renovations will include two additional entryways at the southeastern corner of the building. Some landscaping will be relocated elsewhere on the site to accommodate these improvements. Restriping of the parking lot will provide a space to replace the space lost by the generator placement.

SPOT BLIGHT DECLARATION

Ms. Brown reviewed the following properties to be considered for declaration of blight.

1002 3rd Avenue

Owner: 8 Dunnigan, LLC

Address: 8 Dunnigan Drive

Pomona, NY 10970

Blight - Fire at property – No repairs. Residential fire, substandard not suitable for rehabilitation. Fire was on 11/16/2023. No contact with owner. Exterior doors and windows are boarded to deter unauthorized entry. Foundation is cracked and failing under the front porch. Roof is satisfactory. Interior fire at property caused heavy fire and water damage. Water, electric and gas are shut off. Outstanding Taxes – None. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. Ms. Brown explained that this was presented at the April 1, 2025 and was declared blighted however, the property has changed ownership and because of the timing we are running it through again. **Motion was made by Mr. Folen to declare the property blighted. Motion was seconded by Mr. Bilotto. Motion passed unanimously.**

1000 3rd Avenue

Owner: Charles E. and Carmen Frischkorn (Deceased)

Address 1002 3rd Avenue

Altoona, PA 16602

Abandoned camper on vacant lot. Spoke to a gentleman at this property in July 2024 when the camper was dropped off. He stated he was repairing it and he has purchased the lot. He was told to provide proof of ownership to our office, to which he said he would. When asked for name and phone number, he said, "I don't have to provide that to you." There has been no contact since. Camper identification has been removed and therefore cannot be removed by the police. Water, electric, gas N/A. Outstanding Taxes: N/A. The city will have the structure demolished and place a lien on the property

for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion by Mr. Folen was amended to include both of these properties 1002 3rd Avenue and 1000 3rd Avenue and declare them blighted. Motion was seconded by Mr. Bilotto. Motion passed unanimously.**

1010 3rd Avenue

**Owner: Security National Servicing
Address: 1314 N. Mockingbird Ln
Dallas, TX 75247**

Abandoned property. Residential property in substandard condition not suitable for rehabilitation. Vacant registration dating back to 2021. Wood structure, vinyl siding damaged and deteriorating, windows several broken and boarded up. Roof and soffit are damaged. Gutters and downspouts are loose. Interior is unknown, but property has been unsecure on multiple occasions. Some limited contact with owners through emails, but nothing has been done. Water has been shut off since July 2023 and electric is shut off as of March 2025. Gas is unknown. Outstanding taxes for 2024 \$498.50. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare the property blighted. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

903 2nd Avenue

**Owner: Travis Pfahler
Address: 210 S 2nd Street
Altoona, PA 16602**

Blighted/abandoned residential property in substandard condition not suitable for rehabilitation. Vacant since February 2023. Permits were obtained in 2023 for repairs to siding and roof. No repairs were completed. Owner is/was incarcerated. Exterior of property is in poor condition. Siding and window casings are rotted. Porch soffit/roof are in need of repairs. Interior is unknown; building materials are visible through window. Water shut-off since June 2023. Electric and Gas are unknown. Outstanding taxes: None. The City will demolish the structure and put a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Folen to declare the property blighted. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

509 21st Street

**Owner: Russell Frye
Address: 1304 3rd Avenue
Altoona, PA 16602**

Vacant property residential in nature in substandard condition not suitable for rehabilitation. It is unknown how long the property has been vacant. Owner states he can't make the repairs; wishes to have the city demolish the property. Owner came into the office on 8/28/2024 and stated he no longer lives at this address and doesn't have

the funds to make repairs. Exterior of property is in poor condition. Rear porch needs replaced, several cracks in the foundation. Holes in the roof, porch roof needs replaced. Windows are satisfactory. Interior unknown. Fence in rear needs repaired. Water is shut-off since October 2023. Electric and Gas are unknown Outstanding taxes for 2024: \$359.52. The City will demolish the structure and put a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare the property blighted. Motion was seconded by Mr. Folen. Motion passed unanimously.**

619 4th Avenue
Owner: Tara Skipper
Address: 619 4th Avenue
Altoona, PA 16602

Vacant property residential in nature, substandard not suitable for rehabilitation. Vacant for approximately 3 years. No contact with owner, owner found guilty in May 2024 and December 2024 for no show in court. Exterior siding is missing, needs scraped and painted. Foundation is satisfactory, roof is old and still within code. Window casings are rotted. Two exterior sheds; one is falling apart. Interior is unknown. Water is shut-off since January 2022. Electric and gas are unknown. Outstanding Taxes: 2022: \$1,303.87, 2023: \$237.51, 2024: \$1,763.01. The property is on the June judicial tax sale list. The City will demolish the structure and put a lien on the property for the cost of the service. Appropriate reuse of this property is residential in nature. **Motion was made to declare the property blighted by Councilman Ickes. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

227 3rd Avenue
Owner: Leo Dale Baker (deceased)
227 3rd Avenue
Altoona, PA 16602

Property is a vacant residential structure in substandard condition not suitable for rehabilitation. Porch ceiling is falling, lots of accumulations on the front porch and around to the back of the house, fence has fallen, siding needs replaced, rear porch roof failed and no soffit in rear. Tarp on front porch roof and patch work on main roof. Owner is deceased. Utilities are still on and there are no outstanding taxes owed. The City will demolish the structure and place a lien on the property for the cost of demolition. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Brennan to declare the property blighted. Motion was seconded by Councilman Ickes. Motion passed unanimously.**

INFORMATIONAL ITEMS

1. **GAEDC Report** – No meeting until June 2025.

2. **Blair County Planning Commission Report** – No report. Mr. Albright noted that Mackenzie Caron emailed him to mention that they are still looking for volunteers for the Solid Waste Plan committee.

COMMISSIONERS FORUM

Nothing to report.

ADJOURNMENT

There being no further business the meeting was adjourned at 3:55 PM.

Signed: Michael Haire, Secretary

**Barry L. Saylor (Cortland Avenue Properties)
City of Altoona, Blair County, Pennsylvania
No Impact Subdivision/ Lot Merger Plan**

Project Narrative

Barry L. Saylor is proposing a subdivision and lot consolidation of properties along Cortland Avenue being Parcel ID's: 01.12-20..061.00-000 (13,500.00 S.F.) Deed Book 1134, Page 302, 01.12-20..-070.00-000 (37,397.45 S.F.) Instrument #2012-03222, 01.12-20..-069.00-000 (17,962.93 S.F.) Instrument #2012-03222, & 01.12-20..-068.00-00 (6,469.57 S.F.) Instrument #2012-03222. Parcel ID: 01.12-20..-061.00-000 would be creating Proposed Lot 1 (8,888.18 S.F.) and Proposed Lot 2 (6,617.32 S.F.) and conveying a portion to Parcel ID: 01.12-20..-070.000. Parcel ID 01.12-20..-070.00-000 would merge with a portion of Parcel ID: 01.12-20..-061.00-00. All of Parcel ID's: 01.12-20..-069.00-000 and 01.12-20..-068.00-00 would be creating one contiguous lot containing (59,824.45 S.F.). See below for the breakdown of the area:

Parcel ID: 01.12-20..-061.00-000

13,500.00 S.F. Original Area
- 6,793.66 S.F. to Proposed Lot 1
- 5,493.09 S.F. to Proposed Lot 2
- 54.68 S.F. to Parcel ID: 01.12-20..-070.000
- 1,158.57 S.F. to Parcel ID: 01.12-20..-070.000

Parcel ID: 01.12-20..-070.00-000

37,397.45 S.F. Original Area
- 2,094.52 S.F. to Proposed Lot 1
- 1,124.23 S.F. to Proposed Lot 2
+ 54.68 S.F. from Parcel ID: 01.12-20..-061.00-000
+ 1,158.57 S.F. from Parcel ID: 01.12-20..-061.00-000
+ 17,962.93 S.F. from Parcel ID: 01.12-20..-069.00-000
+ 6,469.57 S.F. from Parcel ID: 01.12-20..-068.00-000
= 59,824.45 S.F. Total Merged Area

Proposed Lot 1

+ 6,793.66 S.F. from Parcel ID: 01.12-20..-061.00-000
+ 2,094.52 S.F. from Parcel ID: 01.12-20..-070.00-000
= 8,888.18 S.F. Total Merged Area

Proposed Lot 2

+ 5,493.09 S.F. from Parcel ID: 01.12-20..-061.00-000
+ 1,124.23 S.F. from Parcel ID: 01.12-20..-070.00-000
= 6,617.32 S.F. Total Merged Area

The site address is as follows:

4017-4023 Cortland Avenue, Altoona, PA 16602 (Parcel ID: 01.12-20..-061.00-000)

4000-4030 North 9th Avenue, Altoona, PA 16602 (Parcel ID: 01.12-20..-070.00-000)

4032-4042 North 9th Avenue, Altoona, PA 16602 (Parcel ID: 01.12-20..-069.00-000)

4044-4046 North 9th Avenue, Altoona, PA 16602 (Parcel ID: 01.12-20..-068.00-000)

The subject properties are zoned I-L Light Industrial as per city of Altoona Zoning Map, Effective date November 13, 2013.

The properties are on or available for public water, sewer, & natural gas.

The subject properties do not lie within a designated floodplain per the flood insurance rate maps for the city of Altoona.

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Richard Andrews
Cory Gehret
Matthew Gindlesperger
Horace McAnuff
William J. Stokan, Solicitor

Barry Saylor
522 Ash Street
Altoona, PA 16602-4205

In Re: 4017-4023 Cortland Avenue, Altoona
**REQUEST TO SUBDIVIDE AND REFIGURE LOT LINES BETWEEN
THREE NONCONFORMING LOTS WITH TWO EXISTING STORAGE
FACILITY BUILDINGS LOCATED IN A LIGHT INDUSTRIAL ZONE,
CODE §800-56**

Your Petitioner appeared individually, together with James Young, on his behalf.

From the testimony presented at the hearing of April 9, 2025, the Board makes the following:

FINDINGS OF FACT

1.

Your Petitioner has an ownership interest in the subject property.

2.

Requisite notices were made, and the property posted.

3.

The subject properties have been in existence and owned by your Petitioner's parents, now deceased.

4.

The estate therefore requests to subdivide the lots previously owned by his parents so that the separate uses can obviously be segregated and operated independently of one another, to wit: the storage sheds separately, as opposed to the dominant business.

5.

It is proposed therefore to create Lot No. 1 and Lot No. 2 per the Application and Plan presented, while keeping a strip of property between the storage sheds to allow access to and merge with the other parcels.

6.

The proposed Plan would place each storage shed on its own lot and eliminate existing encroachments for both storage units, while still allowing access from Cortland Avenue to the dominant property and the properties at issue.

7.

The existing building to the east of the storage unit on the proposed Lot No. 2 is integral to the continued use and reasonable continuation of Saylor's for their dominant and separate business.

8.

There is simply not enough space to provide a 15 foot setback from both buildings, which has long preexisted the subject request.

9.

The geometry of the lines shown follows a subject fence line also integral to and necessary for maintaining the industrial use of the Saylor business.

10.

The granting of the variances is recognized to be first of all in a light industrial zone.

11.

This will allow reasonable continued use of all of the properties while having basically no effect upon any other lots and uses in the subject zone.

12.

The grant of the variances as requested will eliminate and prevent what might otherwise be danger to ingress, egress, and traffic in and along the adjacent roadway.

13.

The request therefore as made will protect and promote the public by and from traffic adjacent thereto.

14.

The subject businesses have long been in existence and continued since, at, or about 1964, a time well preceding the presently existing Zoning Ordinance.

15.

The request as granted will allow reasonable use of the subject properties to continue and be made.

From the foregoing testimony, the Board makes the following:

CONCLUSIONS OF LAW

1.

Your Petitioner has adequately shown there exists such unique circumstances, and/or conditions peculiar to the properties that an unnecessary hardship has been created for which there would be little or no possibility that they could otherwise be utilized in strict compliance with the Zoning Ordinance.

2.

The hardship was not created by your Petitioner.

3.

The approval as requested is a slight deviation from the Regulations and/or Plan at issue.

4.

The request as made will not be detrimental to the public, health, welfare, and/or safety.

DECISION

WHEREFORE, THIS 18th DAY OF May 8th APRIL, A.D., 2025, THE BOARD GRANTS THE REQUEST OF YOUR PETITIONER:


PROVIDED, HOWEVER, THAT IT SHALL COMPLY WITH ANY AND ALL APPLICABLE LAND USE RULES AND REGULATIONS, IF AND AS PERTINENT THERETO;


THE PETITIONER MUST, OF COURSE, MEET ANY AND ALL OTHER CITY, STATE, AND FEDERAL REGULATIONS AND/OR REQUIREMENTS PERTAINING TO THE SUBJECT PREMISES, WHICH MAY BE OTHERWISE OUTSIDE OF THE JURISDICTION OF THE ALTOONA ZONING HEARING BOARD;

ANY PERSON AGGRIEVED BY THE DECISION OF THE ZONING HEARING BOARD MAY APPEAL THEREFROM TO THE COURT OF COMMON PLEAS WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE, IN THE MANNER SO PROVIDED BY LAW.

THE ZONING HEARING BOARD
OF THE CITY OF ALTOONA,


Horace McAnuff

 4-17-25
Matthew Gindlesperger

 5-1-25
Mariska Eash

MAILED TO YOUR PETITIONER: May 1st 2025
Date

cc: William J. Stokan, Zoning Board Solicitor
Rebecca M. Brown, Director of Code, Inspections, Land Development, Zoning GIS



Stiffler, McGraw & Associates, Inc.

Owner: **BRUCE SAYLOR & SONS, INC.**

Project Name: SAYLOR NO IMPACT
SUBDIVISION/ LOT MERGER
PLAN

CITY OF ALTOONA
BLAIR COUNTY, PENNSYLVANIA

FINAL

Revisions:	
No.	Date Description

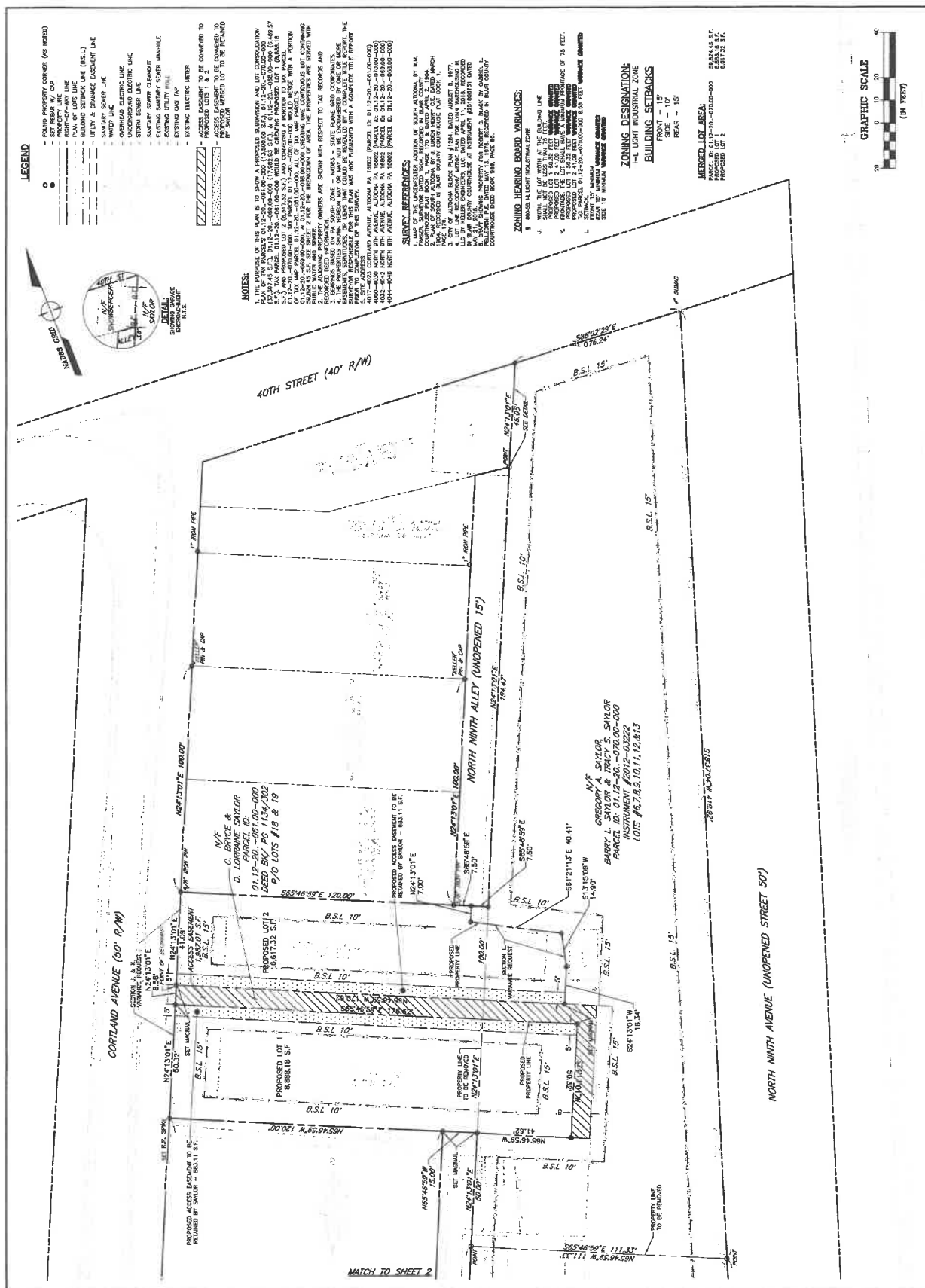
Sheet Title:

**NO IMPACT
SUBDIVISION PLAN**

PROJECT NO.	24-5037
DRAWN BY:	JWL
DESIGNED BY:	JWL
CHECKED BY:	JWY
SCALE	1" = 20'

Drawing:

15





Owner:
BYRCE SAYLOR & SONS, INC
1215 6TH AVENUE
ALTOONA, PA. 15602

Project Name: SAYLOR NO IMPACT
SUBDIVISION/ LOT MERGER
PLAN

CITY OF ALTOONA
BLAIR COUNTY, PENNSYLVANIA

FINAL

[illegible]

Sheet Title:

**NO IMPACT
SUBDIVISION PLAN**

PROJECT NO.	34-5037
DRAWN BY:	JML
DESIGNED BY:	—
CHECKED BY:	IDY
SCALE:	1" = 20'
Drawing:	

52

