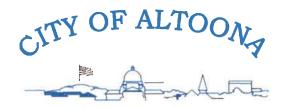
1301 12th Street, Suite 400 Altoona, PA 16601 Phone (814) 949-2470 Fax (814) 949-0372

planning@altoonapa.gov



David B. 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, July 1, 2025 at 3:00 PM 4<sup>th</sup> Floor City Hall Common Room

#### **AGENDA**

#### **REGULAR MEETING**

**CALL TO ORDER** 

**PUBLIC COMMENT** 

**REGULAR BUSINESS** 

#### **ADMINISTRATIVE ITEMS**

1. <u>Approval of Minutes</u> – The Commission will consider the approval of minutes from its previous meeting of June 3, 2025 which is included in the packet.

#### SUBDIVISION AND LAND DEVELOPMENT

PC3-DG Altoona LLC – 404 E 25<sup>th</sup> Avenue – City of Altoona received a land development plan
proposing to construct a new 7,500 SF building for a Dollar General on the former site of a
former Pizza Hut. The site will include a twenty-seven (27) space parking lot. A total of six (6)
waivers is being requested. Your agenda packet includes the latest plans, narrative, waiver list,
technical review, BCPC review, and developers' response. A recommended resolution for
approval has been included.

#### STAFF LEVEL REVIEWS

None

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

1. 1907 11th Street

#### **INFORMATIONAL ITEMS**

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

**COMMISSIONER FORUM** 

**QUESTIONS FROM MEDIA** 

**ADJOURNMENT** 

## MINUTES ALTOONA CITY PLANNING COMMISSION June 3, 2025

#### **MEMBERS PRESENT**

Dave Albright, Chairman Larry Bilotto, Vice-Chairman Michael Haire, Secretary Drew Brennan Peter Folen Councilman Jesse Ickes Richard Haines

#### **GUESTS PRESENT**

Matt Ingalls – czb LLC – Virtual Thomas Eddington – czb LLC – Virtual Pete Lombardi – czb LLC – Virtual Bill Kibler – Altoona Mirror Jordan Mansberger – WTAJ

#### STAFF PRESENT

Chris McGuire – Altoona City Manager
Sabrina Appel-McMillen – Planning & Development Manager, Department of
Community Development
Rebecca Brown – Director, Department of Codes and Inspections
Rob Crossman – Division Chief, Engineering Services, Department of Public Works
Diana White – Director, Department of Community Development
Mackenzie Caron – Regional Planner, Blair Planning

#### CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on June 3, 2025, in the Common Room of Altoona City Hall, 1301 12<sup>th</sup> Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:01 PM.

**PRESENTATION** – czb LLC – Matt Ingalls introduced the draft Subdivision and Land Development Ordinance, Draft Zoning Ordinance and Zoning Map. This kicks off the official 45-day public review period. The full drafts are available on project website (www.alltogetheraltoona.org).

#### **PUBLIC COMMENT**

None

#### **REGULAR BUSINESS**

#### **ADMINISTRATIVE ITEMS**

 Approval of Minutes – Mr. Haire corrected the misspelling of his last name on the meeting minutes. Also Mr. Albright made a correction to his middle initial on the letterhead. There are also few minor changes that need to be made on the letterhead. A motion was made by Mr. Bilotto to approve the May 6, 2025 minutes as corrected. Mr. Brennan seconded the motion. Motion passed unanimously.

## SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS None.

#### STAFF LEVEL REVIEWS

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

<u>Barry Saylor – 4017-4023 Cortland Avenue – No Impact SD Plan – Approved.</u> 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

None.

#### **INFORMATIONAL ITEMS**

- 1. GAEDC Report None
- **2. Blair County Planning Commission Report** Ms. Caron reported that Penn DOT has set aside funding for bike paths and sidewalks.

#### **COMMISSIONERS FORUM**

Mr. Crossman discussed a potential project for 5 Star Mitsubishi on Logan Boulevard to create an additional parking lot area for vehicle storage.

#### **ADJOURNMENT**

There being no further business the meeting was adjourned at 3:40 PM	1.
Signed: Michael Haire, Secretary	

#### LAND DEVELOPMENT PLAN NARRATIVE ALTOONA DOLLAR GENERAL ON EAST 25<sup>TH</sup> AVENUE

April 4, 2025

#### INTRODUCTION & EXECUTIVE SUMMARY

PC3-DG Altoona, LLC (Developer) along with Dollar General Corporation are proposing the development of a 7,550 square feet (actually, 7,489 square feet) Commercial Retail project to be located at 400 East 25<sup>th</sup> Avenue, Altoona, Pennsylvania. The development shall be located on the land tract of the Consolidated Tax Parcels 1-13-6-1-1 & 1-13-4-50-1, containing 0.833 acres and being the previous development of Pizza Hut.

#### The development will consist of:

- The new 7,500 square feet Retail Dollar General Building,
  - o The Developer and the City of Altoona Staff have agreed that the new Dollar General Building will be 'elevated' with more aesthetically improved' elevations paralleling both Junita Gap Road and East 25<sup>th</sup> Avenue with brick, cement board siding, faux shutters and similar.
  - The rear and right-side metal building panels will be manufactured as Dark Brown to match/compliment the color scheme of the neighboring McDonald's.
- Re-use/improvements of two of the previous use of three driveways;
  - o The northernmost driveway onto East 25<sup>th</sup> Avenue (City Street) will be improved to be no greater than 4% compared to the previous 7 ½% slope and we will capture stormwater from leaving the property via a trench drain across the driveway.
  - o Improvement of the existing driveway from Juniata Gap Road- State Route 4017.
- Parking of 27 parking spaces.
- A designated loading area parallel with Juniata Gap Road.
- New sidewalk along both East 25<sup>th</sup> Avenue and Juniata Gap Road.
  - We are requesting a Waiver from installation of a Sidewalk along East 26<sup>th</sup> Avenue. The property contains an existing Arborvitae Tree Row that will substantially remain that creates a visible and physical barrier between the property's development and East 25<sup>th</sup> Avenue.
- A stormwater system that will collect, convey and detain the planned impervious coverage at the development to a new Rain Garden and/or through a series of Infiltration Trenches to improve the site which previously was lacking in stormwater collection and had no accounting for stormwater detention or rate control.
- Landscaping bounding and throughout the development exceeding the City of Altoona requirements but planned to beautify the corner/gateway into the City of Altoona.

#### **ZONING**

The property is Zoned C-NB (Neighborhood Business District).

The C-NB Zoning District; allows by right a Commercial Retail Building up to 8,000 square feet. Based upon the "City of Altoona, PA Zoning Ordinance' Zoning Restrictions C-NB Zoning District:

- Maximum Impervious Lot Coverage- 75%
  - $\circ$  75% of 0.833 acres/36,285 square feet = 27,214 square feet
  - o Pre-Development Existing- 0.662 acres / 28,837 square feet (Existing Conditions Exceed the City Ordinances)
  - o by Design Post-Development- 27,180 square feet
    - The Altoona Dollar General Design Reduces Impervious Coverage by 1,6587 square feet AND
    - Is now in-compliance with the City Ordinance AND
    - Results in a Reduction in Peak Rate AND
    - Now, Results in Water Quality Improvements, Which the Existing Site is Void of.
- Lot Area- 3,000 square feet minimum
  - o by Design-0.833 acres / 36,285 square feet
- Yard Setback Requirements-
  - Front- 10 feet minimum/ 30 feet maximum and via Deed restriction of 25 feet.
    - Front Setback by Design- 119 feet from East 25th Avenue
    - Front Setback by Design- 59 feet from Juniata Gap Road
  - o Side- 10 feet for corner lot abutting a street.
    - Side Setback by Design (McDonald's side)- 10 feet
  - o Rear- 10 feet minimum
    - Rear Setback by Design (East 26th Avenue)- 25 feet
- Building Height (Maximum)- 50 feet and at least 1-story minimum
  - Design Height of New Building- 21 feet (Top of Parapet)

#### ADJOINING/NEIGHBORHOOD DESCRIPTIONS

The property is currently vacant with the former Pizza Hut building being razed in October 2024.

North of the property is McDonalds.

Immediately West, South and East of the Lot are public roadways.

- West- East 26th Avenue- then a residential community
- South- Juniata Gap Road / State Route 4017, then a church and
- East- east 25<sup>th</sup> Avenue, then Sheetz convenience store.

The development of a Dollar General conforms to the surrounding developments and neighborhood.

#### STORMWATER:

Project Description

The project consists of re-development of the former Pizza Hut with the construction of a new 7,500 SF Dollar General building, paving, utility work, and construction of the necessary stormwater management facilities.

The detail of the Stormwater design and analysis are provided in the STORMWATER MANAGEMENT REPORT prepared by Mid-Penn Engineering.

The estimated timeframe of the project is to be started in the early summer of 2025 and completed by October of 2025.

#### Receiving Water Course

The project site drains to two (2) separate drainage points (POI-A & POI-B). Both drain into the City of Altoona Municipal Stormwater System (MS4) and then into Spring Run. Per Drainage List N within Chapter 93 Water Quality Standards of Title 25 Environmental Protection; Spring Run is classified as a warm water fishery with migratory fish (WWF-MF).

#### Description of Stormwater BMPs

Two types of Stormwater Control Measures (SCM) are proposed across the site to provide water quality, volume control and rate control for this project.

• BMP 6.4.4- Infiltration Trench

An Infiltration Trench is a perforated pipe in a stone filled trench with a level bottom.

The following are the key design elements of an Infiltration Trench:

- Continuously perforated pipe set at a minimum slope in a stone filled, level-bottomed trench
- Limited in width (4 feet) and depth of stone (38" in this scenario- 6 feet maximum recommended)
- Trench is wrapped in nonwoven geotextile (top, sides, and bottom)

- Placed on uncompacted soils
- Positive Overflow always provided.

The Infiltration Trench is part of a conveyance system and is designed so that large storm events are conveyed through the pipe with some runoff volume reduction. During small storm events, volume reduction may be significant and there may be little or no discharge.

#### • BMP 6.4.5- Rain Garden / Bioretention Bed

A Rain Garden (also called Bioretention) is an excavated shallow surface depression planted with specially selected native vegetation to treat and capture runoff. Bioretention is a method of treating stormwater by pooling water on the surface and allowing filtering and settling of suspended solids and sediment at the mulch layer, prior to entering the plant/soil/microbe complex media for infiltration and pollutant removal. Bioretention techniques are used to accomplish water quality improvement and water quantity reduction.

The vegetation serves to filter (water quality) and transpire (water quantity) runoff, and the root systems can enhance infiltration. The plants take up pollutants; the soil medium filters out pollutants and allows storage and infiltration of stormwater runoff; and the bed provides additional volume control. The Dollar General designed bioretention techniques mimic natural ecosystems through species diversity, density and distribution of vegetation, and the use of native species, resulting in a system that is resistant to insects, disease, pollution, and climatic stresses.

The Stormwater design for the ALTOONA DOLLAR GENERAL demonstrates a reduction in the peak flow for each storm event to each point of interest from pre- to post-development (without accounting for volume controls), therefore meeting peak rate requirements.

It is noted that the rain garden and stone trenches will de-water within 72 hours. Outlet configuration plots illustrate normal ponded water surface elevations for each storm event.

The results of the analysis demonstrate a reduction in peak rate for each drainage point and therefore meet the requirements of the City of Altoona (Stormwater) Ordinance.

Since the site development and construction limits are less than one-acre, an NPDES Permit IS NOT required, but an Erosion & Sedimentation (E&S) Control design has been created. The E&S application has been submitted and is under review currently from the Blair County Conservation District.

#### UTILITIES:

#### • Water:

- Public water will continue to be by the (City of) Altoona Water Authority.
- o Water demand is expected to be 200 gallons per day, maximum. This is historical water use by Dollar General stores.
- Since the existing water lies beneath the planned Building Footprint, the water will be rerouted 'around' the building- 155 linear feet and reconnected to the existing Water main.
- The depth is anticipated to be approximately 8 feet deep and will be 6",
   C-900 water pipe.
- o The Developer will offer a new 10-foot-wide Easement to the Authority.
- o Installation will be per the Authority's Standards.

#### • Sanitary Sewage:

- o The Sanitary Sewage service will continue to be by the (City of) Altoona Water Authority.
- o A new Building Sewer Connection shall be made in-line to the lateral/main that exists and flows across McDonald's property to the north.
- o Sanitary Sewage demand will be 400 gallons per day, maximum. This is the historical maximum daily flow for a Dollar General retain store.
- O Sanitary Sewage Planning is taking place with the Altoona Water Authority. The sewage tap may be preserved from the Pizza Hut, but if we need to prepare PaDEP Sewage Planning, that information shall be provided to the City for review, processing and signatures before submitting to PaDEP.
  - Separate submissions and approvals of the Authority will be made for their acceptance of the construction and facilities for the Land Development (PaDEP Notecard Mailer for Act 537 Planning, etc.)

#### • Natural Gas:

- o The People's Gas Company shall continue to provide service for the development.
- o A 'will serve' request has been made. Upon receipt proof of service will be provided to the City of Altoona.
- o Two (2) Natural Gas Heating units (Rooftop units) each at 240 MBH-480 MBH total will be used.
- Gas service will be tapped to/connected to the existing meter located at Juniata Gap Road.

#### • Electric Service:

o Pennsylvania Electric Service (PennElec) is the service provider for the development site.

- o An overhead connection to the Utility pole and transformer located at the intersection of Juniata Gap Road and East 26<sup>th</sup> Avenue will provide the service to the new Building. That pole is ID: UP#3-42776/BTC41.
- o The electrical service would be 208Y/120V/3 Phase/4 wire Service.
  - Total Demand is 108,472 VA and
  - Service Size Amperage is 900 Amps
- o A 'will serve' request has been made. Upon receipt proof of service will be provided to the City of Altoona.

#### SIDEWALK:

A 4 feet wide concrete sidewalk shall be constructed along BOTH East 25<sup>th</sup> Avenue and Juniata Gap Road.

We are requesting a Waiver from constructing a sidewalk along East 26<sup>th</sup> Avenue. That location is NOT utilized by pedestrians due to the nature of the residential neighborhood location. The Altoona Dollar General development shall maintain the densely vegetated, mature Arborvitae Tree Row in that location.

#### DESIGN STANDARDS:

Design and improvements; the design and physical improvements to the property have been designed and developed in accordance with the requirements of the City of Altoona Construction Standards Chapter 270 and standard development and permitting industry standards for development projects.

#### SITE LIGHTING:

Site Lighting shall use the existing two poles and heads that existed for the Pizza Hut building. Additional Building lighting shall be provided so that the pedestrian and site are safe and provide appropriate lighting at the development site.

#### SIGNAGE:

The existing Pole sign face/placard will be removed and replaced with a new double sided, 68.72 square feet 'DOLLAR GENERAL' sign. We are retaining the existing pole and the new sign will have no effect on the neighborhood other than announcing 'Dollar general' in lieu of "Pizza Hut'.

The building will have a 'DOLLAR GENERAL' sign (4'x28') attached/installed at the entrance canopy.

#### <u>BUILDING ARCHITECTURAL UPGRADES/IMPROVEMENTS & SITE</u> LANDSCAPING:

Meeting with the City of Altoona Staff, it was requested that we try and beautify the property from the existing 'asphalt site' which exists/existed with the Pizza Hut as well and also try to construct/design for a building that did not appear 'so industrial' in appearance.

#### • Building:

- o The Developer and the City of Altoona Staff have agreed that the new Dollar General Building will be 'elevated' with more aesthetically improved' elevations paralleling both Junita Gap Road and East 25<sup>th</sup> Avenue with brick, cement board siding, faux shutters and similar.
- The rear and right-side metal building panels will be manufactured as Dark Brown to match/compliment the color scheme of the neighboring McDonald's.

#### • Landscaping:

- We are maintaining a dense row of Arborvitae Trees along 26<sup>th</sup> Avenue.
- We will 'line' the three other sides of the property with 7 Canopy Trees, 37 Evergreen and Understory Trees and 73 shrubs.
- o The landscaping plantings 'fill-in' the minimal Parking islands.
- o The landscaping plantings are designed to create a beautification of the lot to soften the look of the previous 'asphalt' pad that existing now.

#### PARKING & SIMILAR:

Parking Required:

Retail Services-

- A minimum of 3 parking spaces PLUS 3 spaces per 1,000 square feet.

  3 spaces + 7,486 SF /1,000 SF = 10.5 spaces required, minimum.
- Not to Exceed a maximum of 1 space per 250 square feet.
   7,486 SF / 250 SF = 30 spaces, maximum.

Parking Provided = 27 parking spaces (including two ADA Parking spaces)

Alternate Facilities:

An eight (8) bike, Bike Rack and pad are provided.

#### TRAFFIC GENERATION:

Trip Generation Comparison of Pizza Hut to Dollar General

Land Use: Pizza Hut Restaurant-High-Turnover Sit-Down Restaurant (4,200 SF)

ITE Land Use Code 932 Daily Trip Rate: 127.15

PM Peak Hour Trip Rate: 9.85 Trips per 1,000 SF GFA

PM Peak Hour Trip Rate for Pizza Hut = 9.85 Trips/1000 SF GFA x 4,200 SF GFA =

41.37 PM Peak Trips

Land Use: Dollar General Discount Superstore- Small Box Retail (7,500 SF)

ITE Land Use Code 826 Daily Trip Rate: 50.75

PM Peak Hour Trip Rate: 4.35 Trips per 1,000 SF GFA

PM Peak Hour Trip Rate for Dollar General = 4.35 Trips/1000 SF GFA x 7,500 SF GFA

= 32.62 PM Peak Trips

The result is that the Dollar General will generate only 40% of the Daily Trips to the property and will generate a Peak Hour Trip Generation Rate of 78% of what Pizza Hut generated.





April 24, 2025

City of Altoona Attn: Sabrina McMillen 1301 12 Street Altoona, PA 16601

#### Dear Sabrina:

The Blair County Planning Commission is in receipt of the Dollar General Store Land Developemnt, located at 404 E 25th Avenue in the City of Altoona, for review under the provisions of the Pennsylvania Municipalities Planning Code and other relevant statutes. Attached, you will find additional comments and recommendations pertinent to the review of this proposal.

In summary, we find this proposal to be consistent with countywide planning efforts as presented in the *Alleghenies Ahead* Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County. Thank you for the opportunity to review and comment on this proposal. If you should have any questions, please feel free to contact me.

Sincerely,

MacKenzie L. Caron Regional Planner Preliminary Land Development April 17, 2025 Review submitted by SGC

PLAN – Preliminary Land Development Plans APPLICANT – PC3-DG Altoona, LLC (Developer) along with Dollar General Corporation MUNICIPALITY – City of Altoona

PROPOSED ACTION – The developer proposes to construct a new Dollar General store of approximately 7,500 square feet on a site where a Pizza Hut restaurant was demolished in 2024. The project will include 27 parking spaces, utility work, new landscaping, stormwater infiltration trenches, a rain garden, and the installation of sidewalks on both East 25<sup>th</sup> Ave and Juniata Gap Road (SR 4017).

LOCATION – 404 East 25th Avenue, City of Altoona, at the northwest corner of East 25th Ave and Juniata Gap Road.

SITE CHARACTERISTICS – The 0.833-acre site consists of consolidated tax parcels 1-13-6-1-1 and 1-13-4-50-1. The property is mostly covered by pavement (parking for the former restaurant). The only existing vegetation is a row of arborvitae along the west parcel line and some grass around the perimeter. Zoning for the site and most of the surrounding properties is C-NB (Neighborhood Business). A variety of one-story commercial buildings exist to the north, east, and south of the site. West of the site is East 26<sup>th</sup> Avenue and an established neighborhood with R-SH (Single Household) zoning. Drainage for the site is into the City of Altoona Municipal Stormwater System and then into Spring Run.

#### COMMENTS -

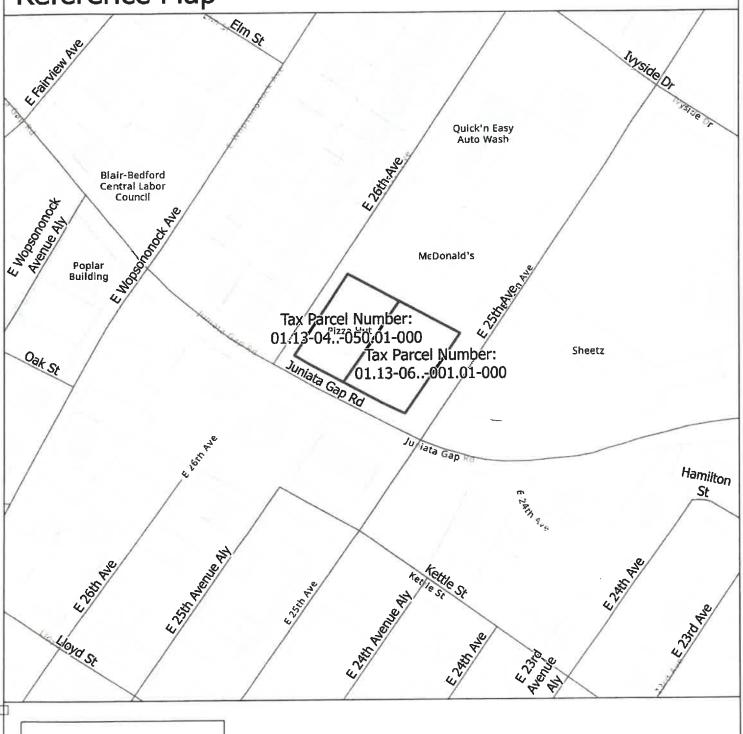
- 1. The project proposal includes redevelopment of the paving and relocation of underground utilities prior to constructing the new building and installing landscaping. The only retained feature will be the row of arborvitae which will continue to provide visual screening of the site for the neighborhood to the west.
- 2. Access to East 25<sup>th</sup> Avenue will be reconstructed. There are currently two access points to this city road. The southern access point will be closed. The northern access will be re-graded so that the post-development slope will be 4% rather than the current 7.5% slope.
- 3. Access to Juniata Gap Road (SR 4017) will continue to be in the same location but the plans show widening of the drive, addition of pedestrian improvements, and other modifications to be reviewed and approved by the Pennsylvania Department of Transportation.
- 4. The preliminary plans depict rerouting of an Altoona Water Authority water line along with a proposed new easement location. Altoona Water Authority to review and approve.

- 5. The proposal includes analysis of pre- and post-development conditions for stormwater impacts. Application materials suggest that the redevelopment of the site will result in a reduction in peak flow for storm events, primarily because the existing conditions were not designed with stormwater control facilities. City of Altoona to review and verify compliance with the city's stormwater ordinance.
- 6. Traffic generation is expected to be lower as a Doller General store than the former Pizza Hut restaurant. This information is based on Institute of Transportation Engineers (ITE) land use codes, trip rates, and building sizes.
  - a. Pizza Hut: 127 average daily trips, 41 hourly trips during the PM peak hour
  - b. Dollar General: 51 daily trips, 33 hourly trips during the PM peak hour
- 7. Erosion & Sediment Control design to be reviewed by the Blair County Conservation District.
- 8. Applicant is requesting a waiver from constructing a sidewalk along 26th Avenue, proposing instead to retain the row of arborvitae at this location. City of Altoona to review.
- 9. No recommendations are made for changes to the plan.
- 10. The proposed facility does not create significant adverse impacts to properties in the vicinity and does not adversely affect the Alleghenies Ahead comprehensive plan.

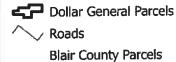
# Dollar General - East 25th Ave



Reference Map



### Legend



0 0.05 0.1 Miles





ENGINEERING ARCHITECTURE AND DESIGN SERVICES

June 9, 2025

Ms. Sabrina McMillen
Planning & Development Manager
City of Altoona
Department of Planning & Community Development
1301 12<sup>th</sup> Street, Suite 400
Altoona, PA 16601

RE: DOLLAR GENERAL EAST 25<sup>TH</sup> AVENUE

Land Development Review

Dear Ms. McMillen:

At the request of the City of Altoona, we have completed our review of the land development plan for the above-referenced project. The following information was provided to our office on 6/4/2025 for review of a land development located at 400 East 25<sup>th</sup> Avenue in the City of Altoona, Blair County:

- Final Land Development Plan for Altoona Dollar General on East 25<sup>th</sup> Avenue as prepared by Mid-Penn Engineering Corporation, 14 sheets, project no. 14P97-24-21.10, last revised 05-28-25.
- Highway Occupancy Permit Plan for PC3 DG Altoona, LLC as prepared by Wooster and Associates, LLC, 7 sheets, EPS Application no. 374134, no date, plotted on May 27, 2025.
- LD Lighting -1 for Altoona Dollar General at 404 East 25<sup>th</sup> Avenue as prepared by Primecore, 1 sheet, Project # MPE 14P97-24-21.10, dated May 28, 2025.
- Stormwater Management Report for Altoona Dollar General revised May 29, 2025, as prepared by Mid-Penn Engineering Corporation.
- Response letter dated May 27, 2025.
- Waiver Request Letter dated April 11, 2025, 6 pages.

The above information has been reviewed for conformance with Chapter 620 and Chapter 640 of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Members of the City of Altoona Planning Commission have the final decision regarding comments for the construction plans. The developer shall address the following comments and proceed with final plan preparation.

#### General

- 1. All signature blocks are to be executed.
- 2. No changes can be made to the approved plans during construction without the approval of the City. After construction is complete provide record or as-built drawings to the city of all approved changes made during construction. **This has been acknowledged.**
- 3. Please include note that all asphalt joints within right of way shall be sawcut neat and sealed with AC-20. This is not exclusive to the state road connection. The note should be added to the Land Development plan to address the connection to East 25<sup>th</sup> Avenue.
- 4. Provide proper signing for traffic control during construction in accordance with the MUTCD and PennDOT publications 212 and 213. This is not exclusive to the state right-of-way. The note should be added to the Land Development plan to address the disruption to East 25<sup>th</sup> Avenue.

- 5. The date and # of waivers should be updated on waiver cover letter. Waiver 5 "RE:" line copied from Waiver 4 and not updated.
- 6. On the profile, sheet ES1, Inlet I-5 is mislabeled as I-4.
- 7. The notes on the cover under the stormwater operation & maintenance agreement reference the "township" in several places. This should be revised to either the city or the municipality.

#### Chapter 620 Stormwater Management, Erosion and Sediment Control

- 8. 620-13.C(3) Execute Owner's Stormwater Management Plan Acknowledgement Statement.
- 9. 620-13.F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan in accordance with this section. Any changes proposed during construction must receive the approval of the City prior to implementation. This has been acknowledged.
- 10. 620-13.F(2) A licensed professional or a designee shall be present onsite and be responsible during all critical stages of implementation of the approved post construction stormwater maintenance plan. The critical stages will include critical processes of the installments of underground treatment or storage BMPs, structurally engineered BMPs, and all other BMPs unless deemed inappropriate or unnecessary by the City of Altoona or the Department of Environmental Protection. This has been acknowledged; however, this should be stated on the PCSM plan with the critical stages specified.
- 11. 620-15.A(1) Facilities, areas or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. Any existing or proposed inlets, piping, ponds, raingardens, swales, etc. located within the site are considered stormwater facilities. These storm water facilities are private and maintenance of the storm water management facilities will be the responsibility of the owner.
  - A copy of the maintenance agreement signed by the owner should be included in both the plans and Stormwater management report. The maintenance agreement on the plan and in the report should match and both should have a place for the owner to sign. The maintenance agreement as stated in the report (with specific maintenance items and time frames) does not appear to be provided on the plan. As stated previously this should be all on one PCSM plan that is kept on site.
- 12. 620-15.B(1d) The engineer must meet with and provide the developer or owner with a copy of the operation and maintenance plan. The engineer is required to explain all required maintenance to the developer or owner as well as all associated requirements of this chapter (i.e., recordkeeping, contact information, submittal of records, etc.) The owner of the storm water management facilities shall keep on site a copy of the post construction stormwater plan (PCSWP), the maintenance plan, and a record log of any maintenance activities. The owner shall also adhere to any additional requirements or permits by the Altoona Water Authority. It is a little confusing that a large portion of the stormwater management information is only shown on the Erosion and Sedimentation Control Drawings. Since a copy of the post construction stormwater plan is to be kept on site, these plan sheets should be clearly labeled as such and all information (plan view, maintenance plan, details, etc) should be on these plans.
- 13. 620-15.B(3a) Persons installing stormwater storage facilities shall be required to pay a specified amount to the municipal stormwater maintenance fund to help defray costs of periodic inspections and maintenance expenses. The long-term stormwater management inspection fee for a large system is \$3,850.00. This is due on Land Development approval.
- 14. 620-15.C(1) The owner of the stormwater management facilities shall a keep record or log of all activities undertaken in compliance with the approved maintenance schedule, as well as any other maintenance activities that were necessary. This should be noted on the PCSM plan.
- 15. 620-15.C(2) Said records shall be kept on site, accessible and opened to the Stormwater Officer upon request so that he or she may verify that maintenance is proceeding as approved. A copy of the prior



year's maintenance records will be submitted to the City of Altoona Public Works Department, no later than January 31 of each year. Send to the attention of: Stormwater Officer, City Hall, Suite 300, 1301 12th Street, Altoona, PA, 16601. Please add this language in the Long Term Operation and Maintenance Schedule section of the PCSM report.

#### Chapter 640 Subdivision of Land and Land Developments

- 16. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.
- 17. 640-57.L. As noted on the project narrative, no sewage planning is necessary due to sewage flow not exceeding 400 gpd. Provide documentation i.e. water bills from store of similar size to support the 400 gpd estimate.
- 18. 640-63.A(2) No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. Access driveways shall access side streets instead of main arterials (including, but not limited to, Logan Boulevard, North Logan Boulevard, Chestnut Avenue, Juniata Gap Road, the 300 to 600 blocks of East 25th Avenue, Union Avenue, 58th Street, 6th Avenue, 7th Avenue, Broad Avenue, Beale Avenue, Plank Road, Pleasant Valley Boulevard, Valley View Boulevard, and North 4th Avenue) where practicable, and where it is not practicable, the Planning Commission or Planning and Community Development Department may waive this requirement. A waiver is being requested to this section to keep and improve two of the existing driveways (one on E 25th and one on Juniata Gap Rd).
- 19. 640-63.A(10) State highway occupancy permits are required for access to a state highway. Provide proof of review and approval for the entrance onto the state road.
- 20. 640-63.B(3) Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. Parking is within 2' of adjacent property. A waiver has been requested to this section adjacent to the McDonald's property line stating the existing pavement is in this same location.
- 21. 640-63.G(1) For every 10 spaces provided by the applicant for motor vehicles, one bicycle parking space shall be provided, with a minimum of two bicycle spaces for all proposals. It is unclear how many bicycle spaces are provided. Response indicates that the rack detail on sheet 5 of 7 indicates 8 bicycle spaces; however, there is no detail on 5 of 7 concerning this. The site notes indicate to see the bicycle rack pad (8'x6') detail. This also does not appear to be provided. There is a single bicycle rack post detail on sheet 4 of 7 that would support 2 bikes, but no indication that multiple of these are proposed.
- 22. 640-64.A(1) Sidewalks shall be provided along the entire length of the property in accordance with this section. On a corner lot, the sidewalk shall be extended along the second street as well. The property borders 3 Streets (East 25<sup>th</sup> Ave, Juniata Gap Rd, and East 26<sup>th</sup> Ave). A waiver has been requested to not provide sidewalk along East 26<sup>th</sup> Avenue.
- 23. 640-64.A(2) All Sidewalks shall be constructed to provide adequate access to the physically disabled.
  - Provide ADA ramp details (blow ups with slopes and elevations) on all ramps within the Right-of-Way. Please indicate that the curbs at the ADA ramps will need to be sawcut back 2' and transitioned down to a depressed curb at the ADA ramps.
  - Provide proof of PennDOT Highway Occupancy Permit for work within right-of-way.
  - A Pedestrian Easement is required for the spot on the corner of E. 25<sup>th</sup> Avenue and Juniata Gap Road where the sidewalk is outside the right-of-way.
- 24. 640-65.D(1-5) The required setback between parking facilities and buildings shall be landscaped to eliminate large expanses of barren wall in accordance with this section. Foundational landscaping may be waived if the proposal includes yard trees throughout the site that serve the same screening purposes



- as foundational plantings. Such a waiver may be applied only where such yard trees serve the noted function. Developer has requested a waiver to providing foundational landscaping.
- 25. 640-65.E(3) Where a parking space abuts any element of the parking or loading facility except the access drive directly servicing the space or another parking space, an island shall be installed to protect the parked vehicle from the moving vehicles and to provide definition to traffic patterns in accordance with this section. A waiver has been requested to providing some of these islands.
- 26. 640-65.E(6) Lighting shall conform with this section including height, cut-off fixture, etc. Enough detail should be added to the plan set (that will be recorded) to show conformance with this section. The Lighting plan should be added to the plan set (listed in the index of drawings) for recording purposes.
- 27. 640-67.B. Utility connections shall be underground. If underground connections are not feasible, the Commission may approve overhead connections to the rear of the property from the alley. Response indicates an additional waiver is needed but it does not appear to be included on the waiver request letter.

Should you have any questions please do not hesitate to contact The EADS Group at (814) 944-5035 or sshoenfelt@eadsgroup.com.

Sincerely,

The EADS Group, Inc. (Altoona)

hurs C. Shoufelt

By: Stephanie C. Shoenfelt, P.E.

cc: Project File

R:\0283 City of Altoona\19478 City of Altoona\Phase 94 - Task Order 88 - Plan Reviews 2025\Dollar General E25th Ave LD\20250606 Dollar General Review 2.docx





June 13, 2025

Sabrina McMillen, GIS/Land Use Coordinator City of Altoona Department of Codes & Inspections 1301 12<sup>th</sup> Street, Suite 103 Altoona, PA 16601

RE: ALTOONA DOLLAR GENERAL at 400 East 26<sup>th</sup> Avenue, Altoona, Pennsylvania LAND DEVELOPMENT APPLICATION

2<sup>nd</sup> Land Development Review response/reply from Owner

Please accept the following as an official Owner/Applicant response to the June 9, 2025, EADS Group letter for the PC3-DG Altoona, LLC's LAND DEVELOPMENT submission of the ALTOONA DOLLAR GENERAL (at 404 East 25th Avenue, Altoona, Pennsylvania).

This letter provides responses only considered owner/applicant items. Mid-Penn Engineering Corporation (Ken Estep, PE) will be replying directly to Stephanie Shoenfelt with Plans to address the design items. I think most of the technical/design items are simply having Mid-Penn Engineering coordinate with The EADS Group of the formatting of PCSM Plans versus E&S Plans how the plans have been submitted. I will provide you copy of that response letter and two full sets/final land Development Plan sets on either June 16<sup>th</sup> or 17<sup>th</sup>; depending upon when Mid-Penn Engineering provides me the FINAL LAND DEVELOPMENT PLAN SET(s).

#### General

- 1. The final plans will be fully executed.
- 5. The Waiver letter (Updated June 12, 2025) has been updated and provided to the City.

#### Chapter 620 Stormwater Management, Erosion and Sediment Control

13. The \$3,850.00 check was provided to the City with the last resubmission.

#### Chapter 640 SALDO

- 16. The County Planning Commission approval/acknowledgement letter dated April 24, 2025 has been provided to the City of Altoona.
- 18. Waiver requested.
- 19. The HOP Application and plans that David E Wooster as submitted have been provided. The PennDOT Application is 'Application: 374,132'. We will provide the City proof the HOP once received.

- 20. Waiver requested.
- 22. Waiver requested.
- 23. The HOP Application and plans that David E Wooster as submitted have been provided. The PennDOT Application is 'Application: 374,132'. We will provide the City proof the HOP once received.
- 24. Waiver requested.
- 25. Waiver requested.
- 27. The Waiver request letter addresses underground versus overhead electrical service.

Please contact me at 814-238-4000 (office) or 814-571-7170 (cell) or <a href="mailto:chad@primecoreproperties.com">chad@primecoreproperties.com</a> if you have any questions.

We would ask to be placed on the July 1, 2025, Planning Commission agenda.

Thank you for your time and consideration.

Respectfully submitted,

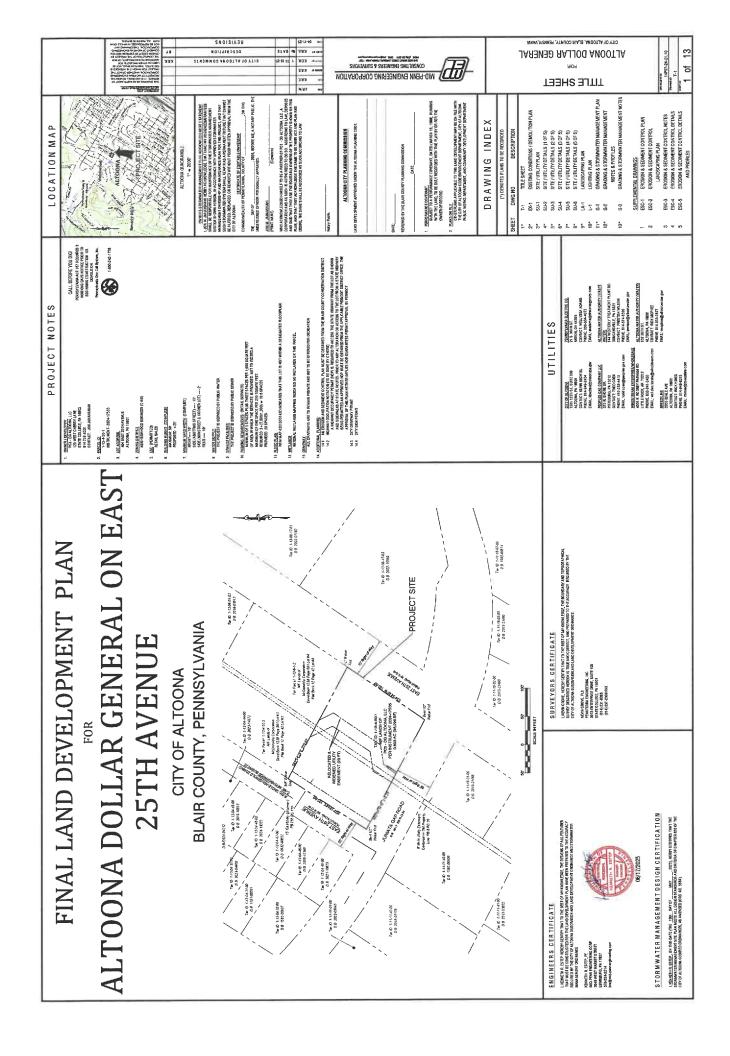
Chad Stafford, PE

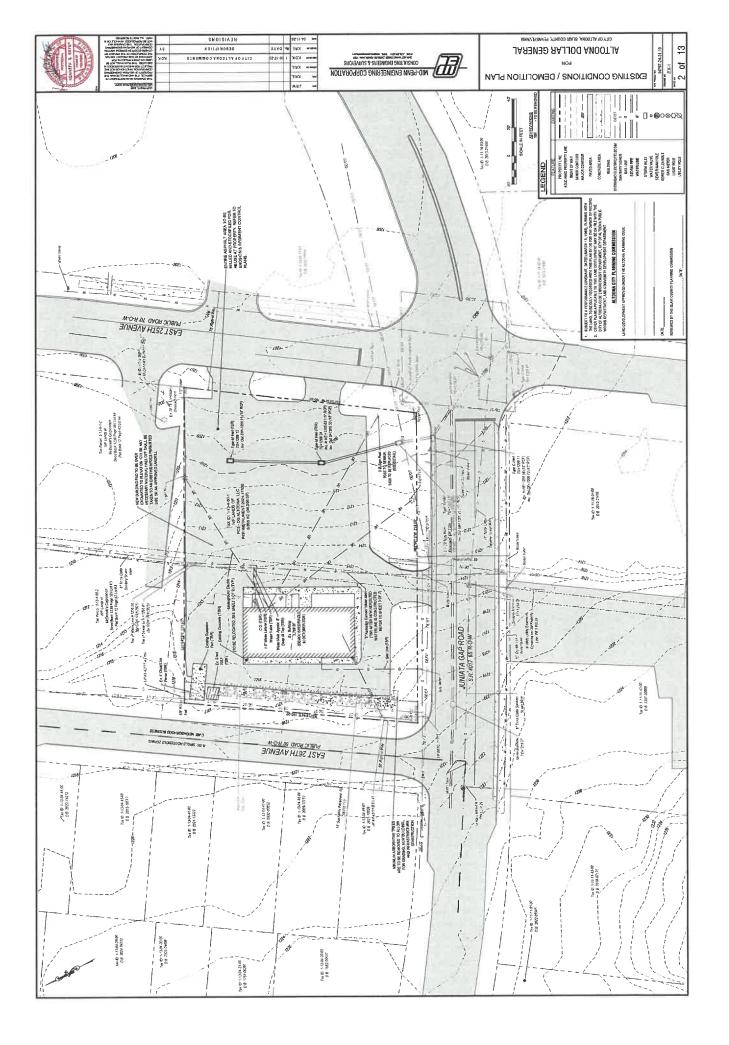
PrimeCore Properties, LLC

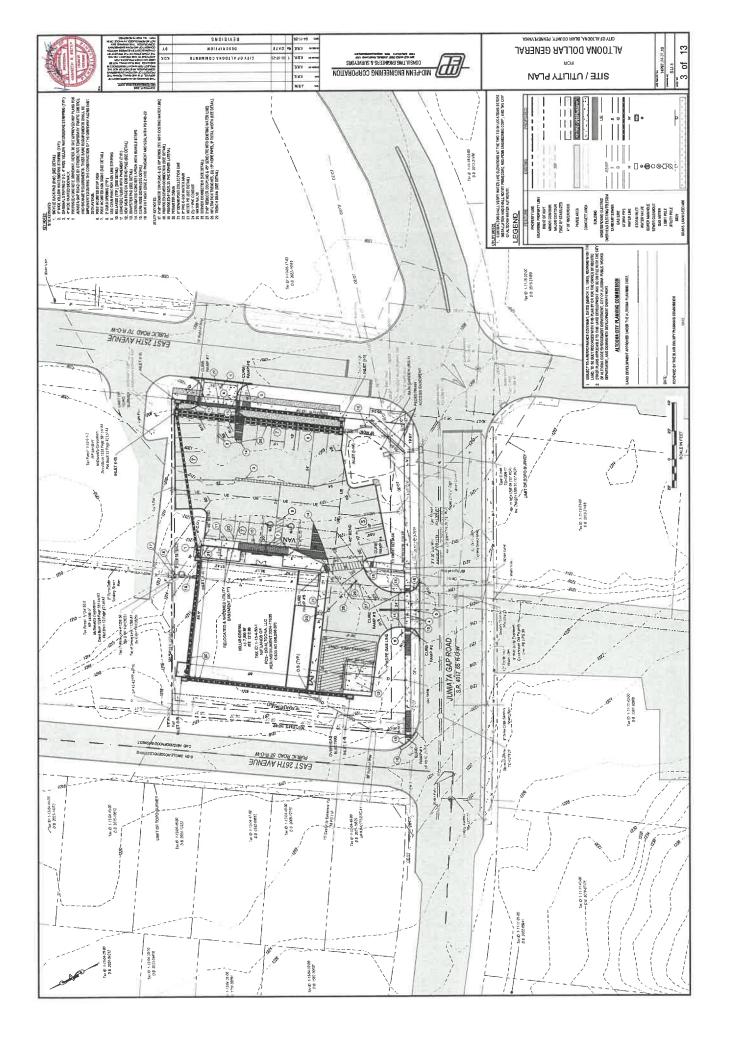
cc/

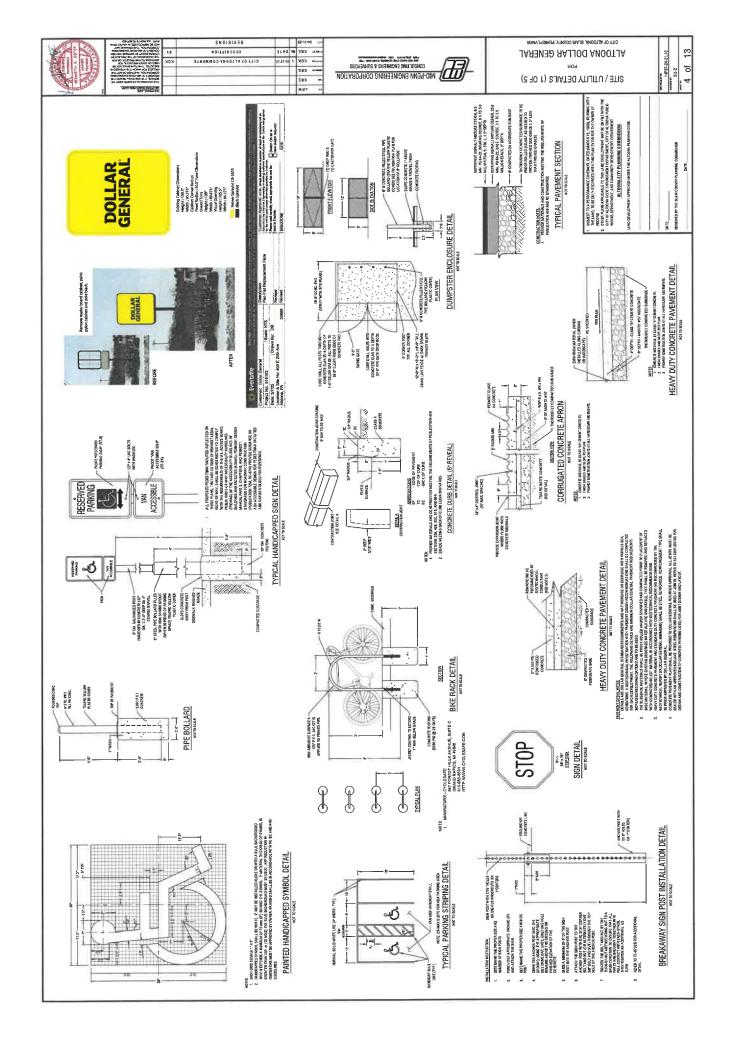
PrimeCore- Jon Jahanshahi, Ara Kervandjian, Marie Florian, Chad Stafford, PE

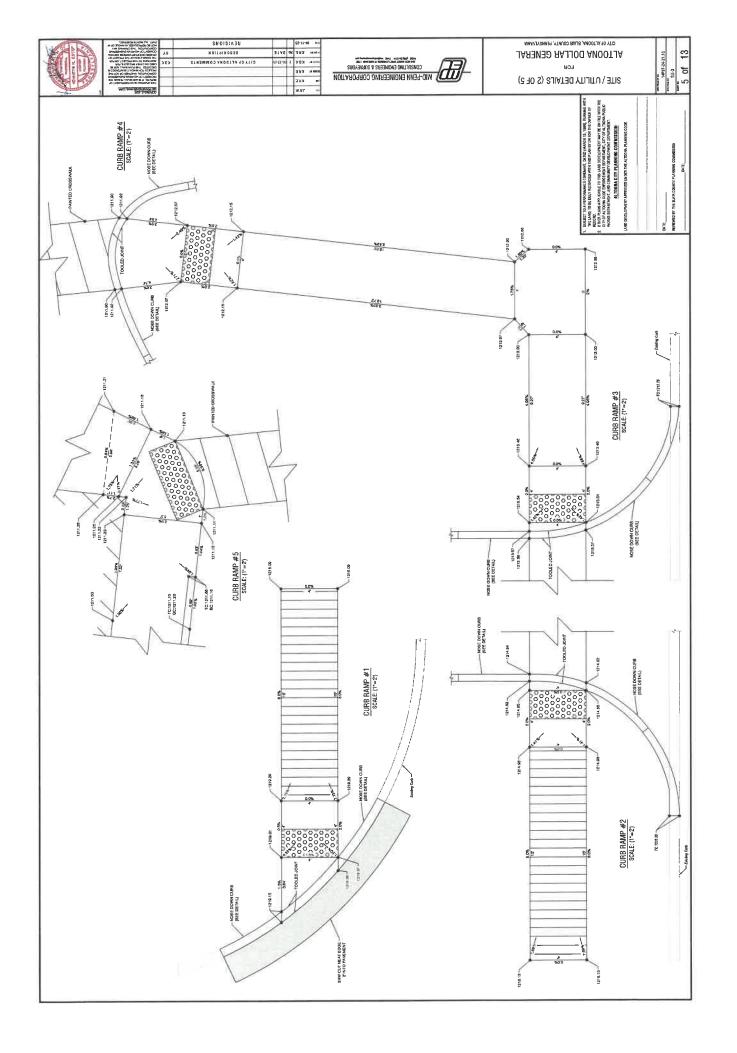
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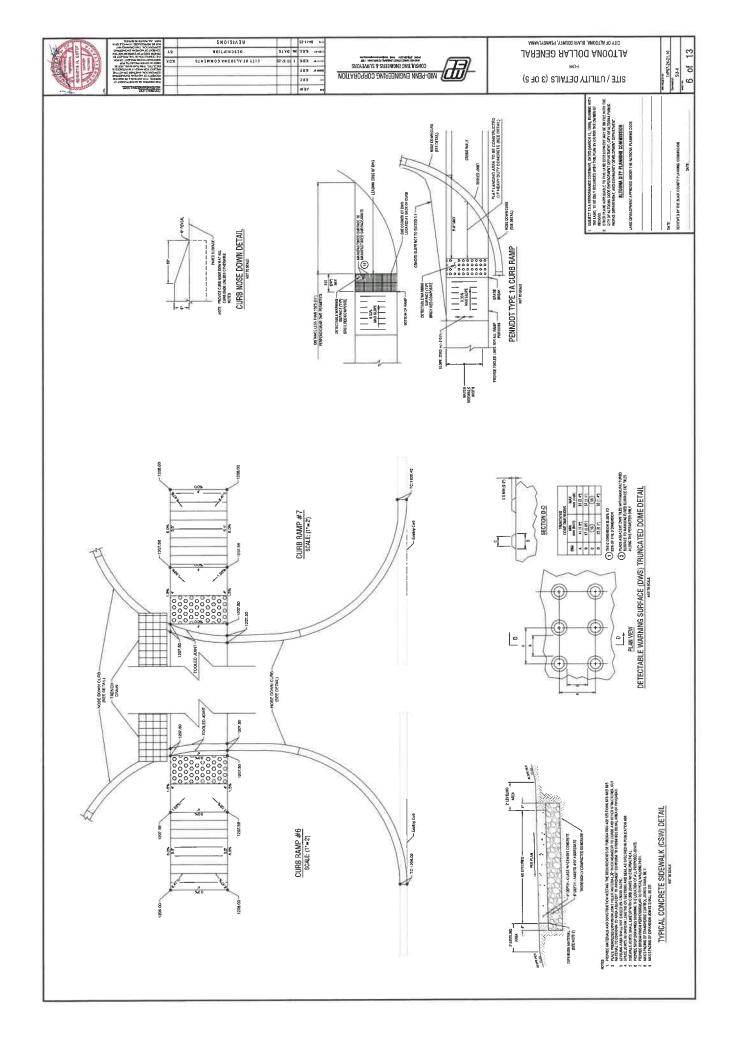


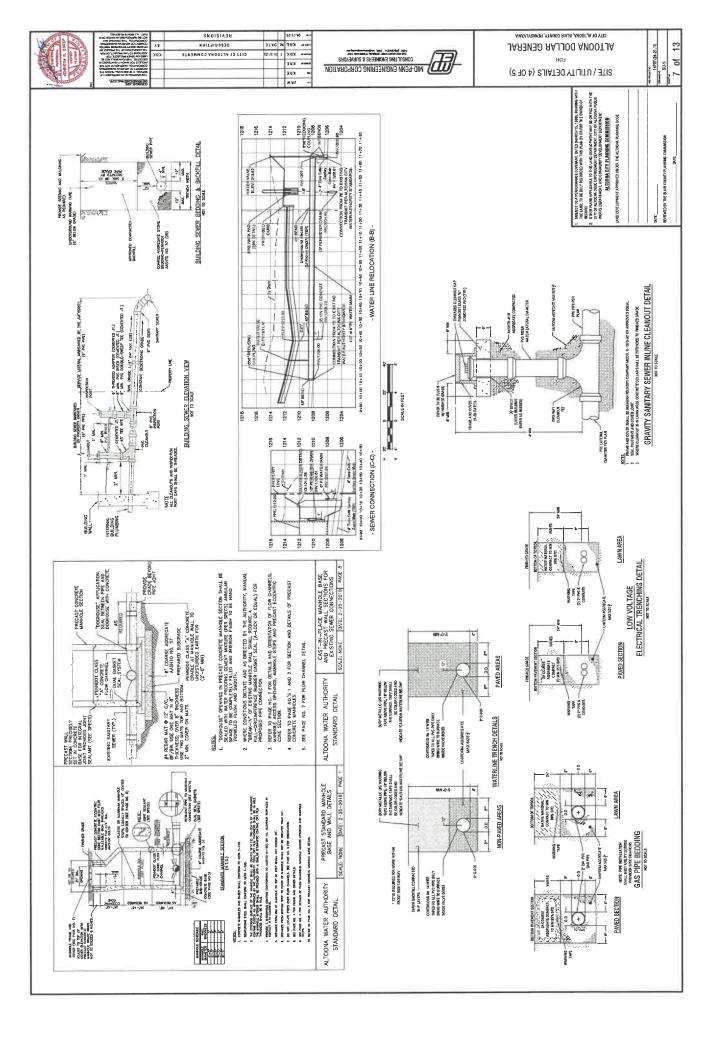


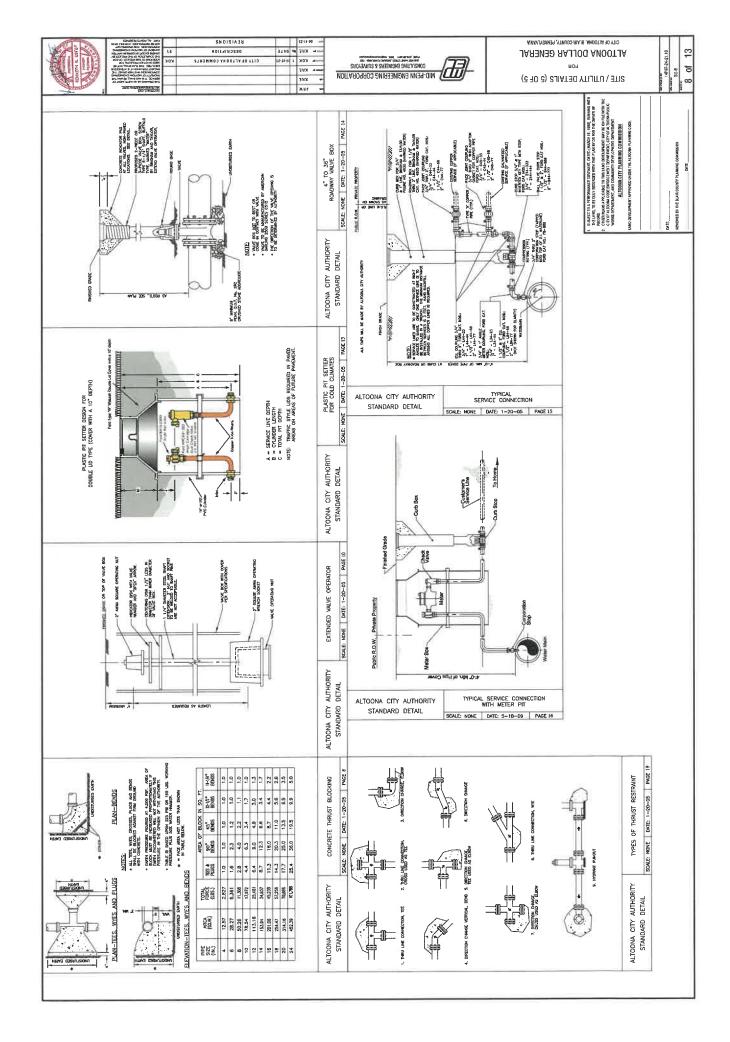


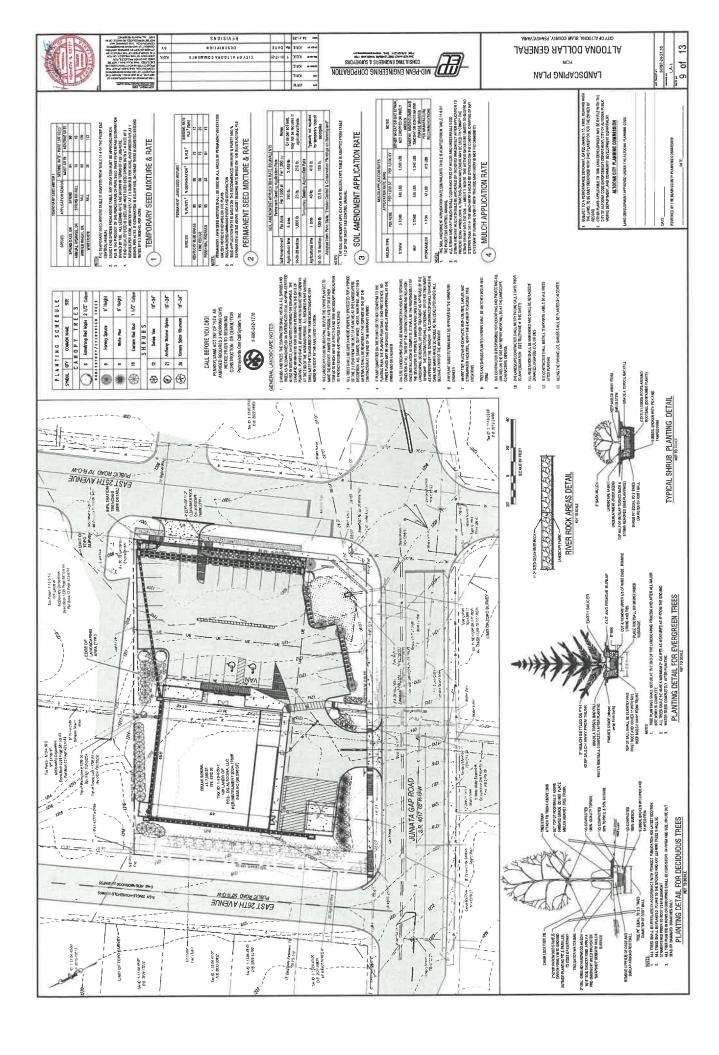


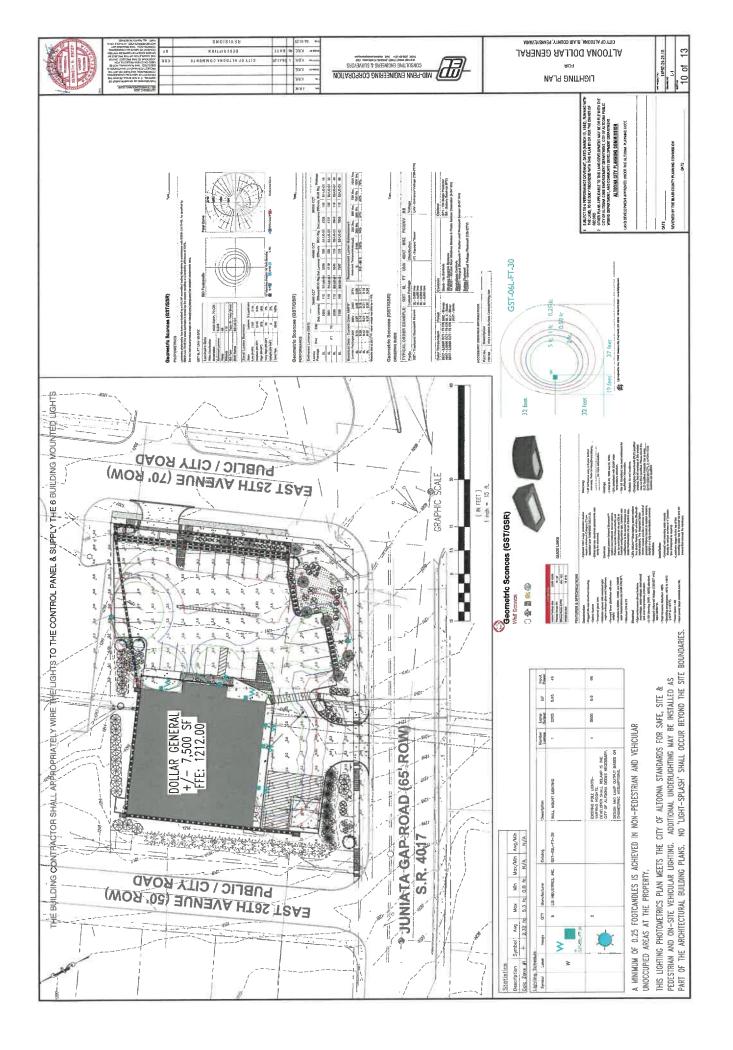


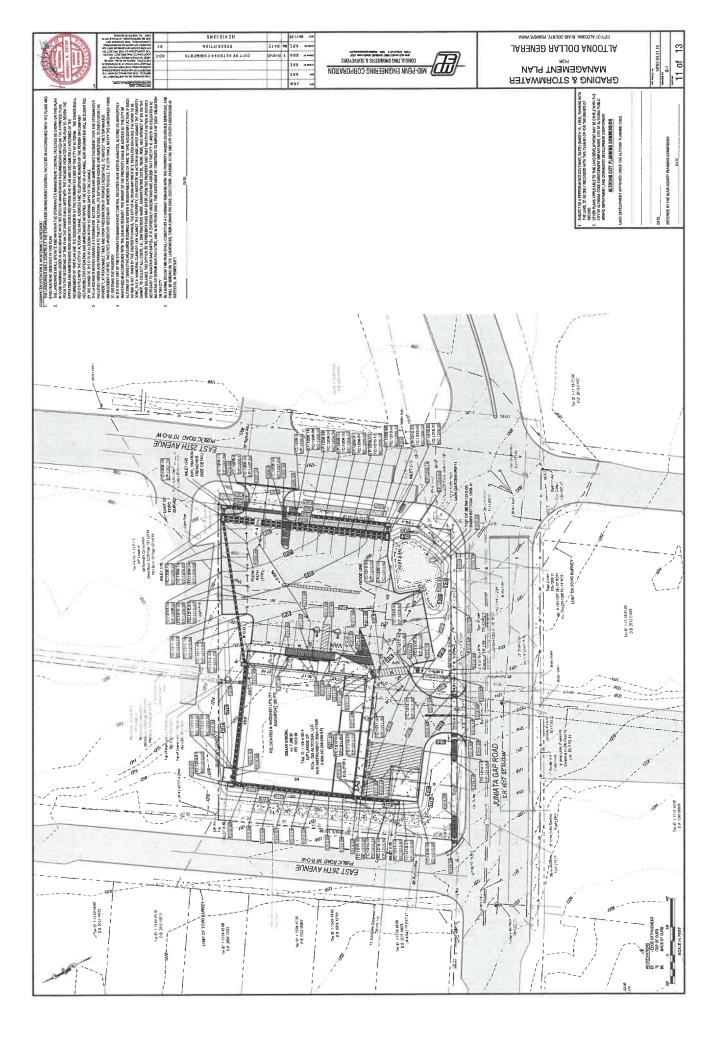


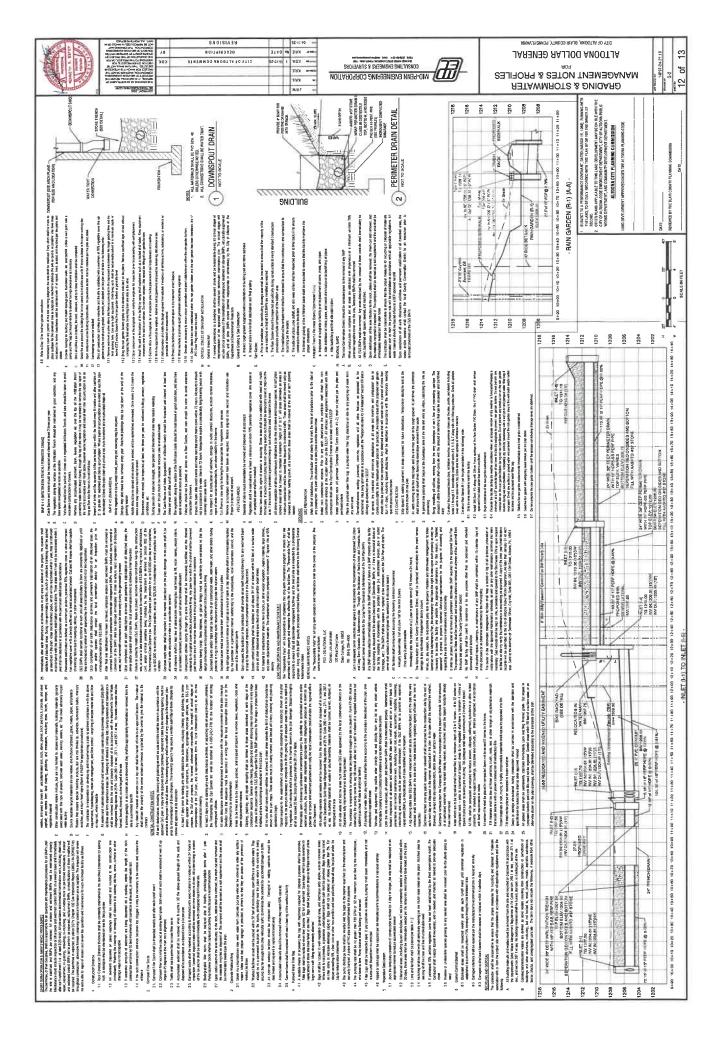


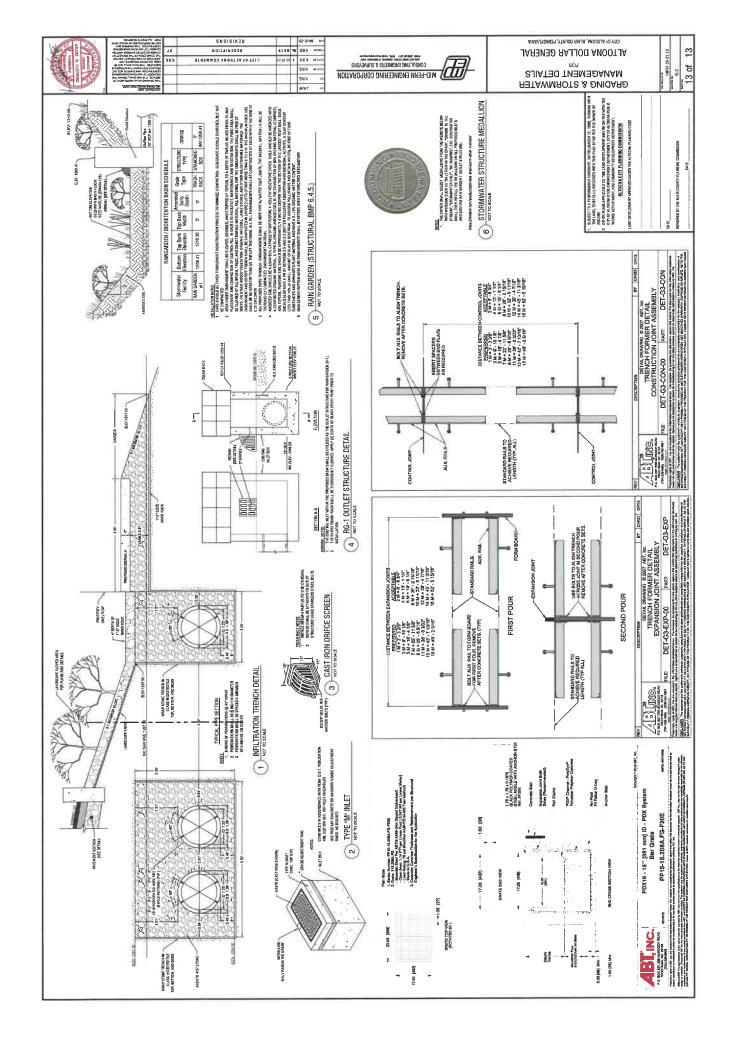














120 West Cherry Lane State College, PA 16803

Final Update June 20, 2025

Sabrina McMillen, GIS/Land Use Coordinator City of Altoona Department of Codes & Inspections 1301 12<sup>th</sup> Street, Suite 103 Altoona, PA 16601

RE:

ALTOONA DOLLAR GENERAL at 404 East 25th Avenue, Altoona, Pennsylvania

LAND DEVELOPMENT APPLICATION

WAIVER LETTER

Please accept the following REVISED and FINAL letter as PC3-DG Altoona, LLC's WAIVER REQUEST(S)/detail for the LAND DEVELOPMENT submission of the ALTOONA DOLLAR GENERAL (at 404 East 25<sup>th</sup> Avenue, Altoona, Pennsylvania); per the City of Altoona Ordinances; § 640-38: Standards and waivers.

For the six (6) Waivers requested, we ask that the City consider the City Ordinance regarding Site Analysis. PC3-DG Altoona, LLC has approached the redevelopment of the former Pizza Hut lot/development to develop the Dollar General to NOT negatively or significantly alter the East 25th Avenue corridor. We have designed the new Dollar General store and site to improve what exists from the Pizza Hut development, but improve traffic, safety, stormwater and landscaping facilities and provide pedestrian walkways and eliminate a significant safety issue by eliminating a driveway from East 25th Avenue.

City Ordinance; § 640-40 Site analysis.

The design of a property shall be based upon an analysis of the existing conditions on the site, including all natural and man-made features. The analysis shall include an examination of the opportunities and constraints of the site based upon the existing conditions. The site analysis must also consider the relationship of the site to the surrounding neighborhood. The project narrative shall summarize the site analysis and how it influenced the design of the property.

Waiver Request No. 1:

PC3-DG Altoona, LLC requests a Waiver from § 640-64: Pedestrian facilities. A. Sidewalks (1). RE: NOT to construct a third sidewalk along East 26th Avenue.

#### § 640-64 Pedestrian facilities.

A. Sidewalks.

(1) Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well.

- The property is a 'dual' corner Lot. The property is bound by East 25th Avenue, Juniata Gap Road and East 26th Avenue.
- There is existing and will remain a mature hedge row of Arborvitae trees along East 26th Avenue that will remain- significantly intact.
- Considering the City Ordinance 'Site analysis' of the existing visible and physical restriction from the development along East 26<sup>th</sup> Avenue; we have designed the new Land Development to have no negative effect from existing facilities (the former Pizza Hut restaurant/development).
- We are ADDING 4 feet wide sidewalks along both East 25th Avenue and Juniata Gap Road to comply with/conform with the City Ordinance specific to TWO (2) Streets.

Waiver Request No. 2:

PC3-DG Altoona, LLC requests a Waiver from § 640-65: Landscaping. D. Foundational Landscaping (5).

RE: In lieu of installing low-level shrubbery along the RIGHT SIDE and REAR ELEVATION Building faces; we are installing mature Arborvitae Evergreen Trees along the Right Side/McDonald's property side and we will preserve the mature hedgerow of Arborvitae trees along East 26th Avenue.

#### § 640-65 Landscaping.

D. Foundational landscaping.

(5) Foundational landscaping may be waived if the proposal includes yard trees throughout the site that serve the same screening purposes as foundational plantings. Such a waiver may be applied only where such yard trees serve the noted function.

- We are retaining the very mature existing Arborvitae Trees along East 26th Avenue. These trees will act as a greater/more-dense visible buffer along the building faces than low-lying shrubbery.
- We are installing mature Arborvitae Evergreen Trees along the Right Side/McDonald's property side
- We have additionally designed a building and site stormwater collection and conveyance system
  along the building foundation that could be compromised with shrub plantings along the faces of
  the building. This stormwater system is to construct an appropriate stormwater system which the
  previous development had none that captured, detained and treated the impervious waters at the
  property.
- Lastly, we have met with the City of Altoona Staff as we have prepared our Building Plans and
  will be adding upgraded Left Side and Front Elevation finishes and have consciously colored the
  Rear and Right Side finishes to 'compliment' the neighboring McDonald's Building.

Waiver Request No. 3:

PC3-DG Altoona, LLC requests a Waiver from § 640-63: Parking and Vehicular Access. A. Vehicular Access (2).

RE: We are requesting the continued use of access drives from East 25th Avenue and Juniata Gap Road.

§ 640-63 Parking and vehicular access.

Wherever off-street parking or vehicle access is to be provided, whether required by ordinance or not, such areas shall conform to the following requirements:

A. Vehicular access.

(2) No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. Access driveways serving parking facilities of more than 25 spaces shall not be located closer than 100 feet to an intersection. Access driveways shall access side streets instead of main arterials (including, but not limited to, Logan Boulevard, North Logan Boulevard, Chestnut Avenue, Juniata Gap Road, the 300 to 600 blocks of East 25th Avenue, Union Avenue, 58th Street, 6th Avenue, 7th Avenue, Broad Avenue, Beale Avenue, Plank Road, Pleasant Valley Boulevard, Valley View Boulevard, and North 4th Avenue) where practicable, and where it is not practicable, the Planning Commission or Planning and Community Development Department may waive this requirement.

- There are existing TWO access drives from East 25th Avenue.
  - O We are eliminating the driveway closest to the intersection.
  - o We are improving the driveway nearest McDonald's by making less-steep than the existing 7% slope- making 4% slope.
  - We are improving the driveway nearest McDonald's by installing a trench drain to capture site impervious water and convey that stormwater into a designed Stormwater system that does not currently exist at the Pizza Hut property.
  - O We are restricting use of the improved driveway nearest McDonald's to patron and employee vehicles ONLY. Tractor Trailers and delivery vehicles will be taken away from the signalized intersection traveling southbound (along East 25th Avenue) to eliminate any congestion at East 25th Avenue that may exist.
- We request the preservation and improvement of the existing driveway from Juniata Gap Road.
   We will be obtaining a PennDOT Permit for the improved driveway.

#### Waiver Request No. 4:

PC3-DG Altoona, LLC requests a Waiver from § 640-63: Parking and Vehicular Access. B (3).

Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet.

RE: We are requesting the continued use of the existing parking spaces along/near the McDonald's property line to the north/northeast. The existing spaces are as close as two feet from the McDonald's parcel line.

#### § 640-63 Parking and vehicular access.

Wherever off-street parking or vehicle access is to be provided, whether required by ordinance or not, such areas shall conform to the following requirements:

B. Vehicular Setbacks.

(3) Parking facilities shall be setback from street right-of-way lines, property lines, and building foundations a minimum of five feet.

- There are existing over 200 linear feet of asphalt/parking and driveway along the McDonald's
  property line. We would like to continue to use 71 linear feet of that asphalt area in its same
  position/location; less than 5 feet from the McDonald's property line.
- The DG Altoona design now includes a curb line to capture and keep SW runoff from the McDonald's land tract.
- We want to continue to provide/supply the maximum number of safe parking stalls at the DG Altoona Land Development. Using the location of the driveway from East 25<sup>th</sup> Avenue (and improving it) we need to be able to utilize these parking spaces- 7 in total.
- We do not want to restrict the use of spaces and make them ONLY 18 feet deep because that will limit the type of vehicles that can use them.
- We are improving the existing conditions by curbing installation and stormwater facilities
  collection, and we are not creating the need for the Waver request; simply using what has been
  existing, historically for the property for a few decades.

#### Waiver Request No. 5:

PC3-DG Altoona, LLC requests a Waiver from § 640-65: Landscaping, E (3). Interior Landscaping. RE: We are requesting that we can construct a concrete apron or asphalt apron at the end or to separate apparent rows of parking spaces; in lieu of a 'Landscaping Island'.

#### § 640-635 Landscaping.

E (3). Interior Landscaping:

Where a parking space abuts any element of the parking or loading facility except the access drive directly servicing the space or another parking space, an island shall be installed to protect the parked vehicle from the moving vehicles and to provide definition to traffic patterns.

#### Waiver Request Rationale-

- The access drive for vehicles can be from EITHER East 25th Avenue or Juniata Gap Road. A parking island in that 'corner' of the Patron Parking Lot can be confusing because of the angles and orientation of the parking spaces and drive aisles.
- We have developed a 'corrugated concrete apron' that will ALSO be paint striped to clearly
  identify to pedestrians and vehicles the separation of pedestrian crossing versus drive aisles
  versus tractor trailer loading/unloading set back along the south Building Wall.
- We ask for the waiver based on the engineered and safe conditions that we believe we are creating with the layout.

#### Waiver Request No. 6:

Per the City of Altoona Ordinances § 640-67.B. — *Utilities and Drainage*: Utility connections shall be underground. If underground connections are not feasible, the Commission may approve overhead connections to the rear of the property from the alley.

PC3-DG Altoona LLC is asking for the City of Altoona to allow that the existing power service to the former Pizza Hut remains as 'overhead' electrical service and will continue to be planned with/by the Power Company for the Dollar General.

Please contact me at 814-238-4000 (office) or 814-571-7170 (cell) or chad@primecoreproperties.com if you have any questions. Thank you for your time and consideration.

11/12/1/1

Respectfully submitted

Chad Stafford, PE In-House Engineer

PrimeCore Properties, LLC

cc/ Ken Estep, PE- Mid-Penn Engineering
PrimeCore- Jon Jahanshahi, Ara Kervandjian, Marie Florian, Chad Stafford, PE

File: C:\Users\chads\DG Altoona LD Waiver Letter Updated to City 6 20 2025

# RESOLUTION 7-1-25-PAC25-01 A RESOLUTION CONDITIONALLY APPROVING A NEW DOLLAR GENERAL STORE FOR PC3-DG ALTOONA LLC LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by PC3-DG Altoona, LLC (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a new Dollar General store at 404 E 25<sup>th</sup> Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

- §640-64A(1): Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well. The applicant is requesting a waiver to not constructing a third sidewalk along E 26<sup>th</sup> Avenue.
- 2. §640-65D(5): Foundational landscaping may be waived if the proposal includes yard trees throughout the site that serve the same screening purposes as foundational plantings. Such a waiver may be applied only where such yard trees serve the noted function. **The applicant is requesting a waiver to this section**.
- 3. §640-63A(2): No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. The applicant is requesting a waiver to this section.
- 4. §640-63B(3): Parking facilities shall be setback form street right-of-way lines, property lines, and building foundations a minimum of five feet. **The applicant is requesting a waiver to this section.**
- 5. §640-65E(3): Where is a parking space abuts any element of the parking or loading facility except the access drive directly servicing the space or another parking space, an island shall be installed to protect the parked vehicle from the moving vehicles and to provide definition to traffic patterns. The applicant is requesting a waiver to this section.
- 6. §640-67B: Utility connections shall be underground. If underground connections are not feasible, the Commission may approve overhead connections to the rear of the property from the alley. The applicant is requesting a waiver to this section.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

- 1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
- 2. All required signatures must be obtained on the plan.
- 3. The Relocated & Widened Utility Easement and the Pedestrian Easement Plans needs to be provided to the city and recorded before construction of the respective facilities.

- 4. Any necessary permits from DEP and/or PennDOT must be provided.
- 5. If required, financial security to cover the cost of all public improvements must be provided to the City.
- 6. A developer's agreement prepared by the ACPC must be executed by the Developer.
- 7. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
- 8. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on July 1, 2025:



1301 12<sup>th</sup> Street, Suite 103 Altoona, PA 16601 Phone (814) 949-2456 Fax (814) 949-2203



Rebecca M. Brown Director

# **BLIGHTED PROPERTY ASSESSMENT FORM**

ADDRESS OF PROPERTY:1907 11 <sup>th</sup> St					
OWNER NAME:David H & Elaine A Johnson					
OWNER ADDRESS: CITY STATE ZIP:					
OWNER PHONE:OWNER EMAIL:					
REASON FOR SUBMISSION: Property in severe disrepair, causing public nuisance and danger to					
neighbors. Daughter goes back and forth but lives in Cherry Grove apartments.					
TYPE OF PROPERTY:   Residential  Commercial  Other:					
PROPERTY CONDITION: ☑ Substandard ☐ Substandard but suitable for rehabilitation					
LENGTH OF TIME PROPERTY HAS BEEN VACANT:2023					
DEMOLITION NOTICE ISSUED: ☐ NO DATE ISSUED:3/22/2024					
DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):					
Became aware of issue from Blair Senior Services. Owners had hoarding issues and property was in					
deplorable condition. Raccoons living in upstairs. Roof and structure is in disrepair. Elderly individuals					
were removed from home. Daughter refused to "give up" home and has rabbits in back in pens.					
Contacting appropriate parties to have them removed. Multiple hearings at MDJ for noncompliance.					
Water Shut-off: ☐ YES ☒ NO Date Shut off:  Electric Shut-off: ☐ YES ☒ NO Meter Observed:  Gas Shut-off: ☐ YES ☒ NO Meter Observed:					
Outstanding Taxes: Per Blair Co. Tax Claim 6/30/25: 2023 & 2024 taxes owed. The 2023					
amount puts the property up for tax sale in September. The advertising fee of \$150 will go on tonight if					
they are not paid.					

### **DETAILED DESCRIPTION OF PROPERTY CONDITION:**

Exterior	Siding falling off, insulbrick deteriorated, falling off, structure falling apart	
Foundation	Stone foundation crumbling and failing on all sides	
Roof	Extremely poor condition, missing roof flashing, soffit and fascia rotted, daylight seen through corners of roof	
Windows	Old and missing, broken, boxing rotten off	
Interior	Hoarding conditions, accumulations stacked throughout	
Accessory Building(s)	One small shed in rear, poor condition	
Other (Fencing, retaining walls, etc.)	Wood Fence	

#### **EXTERIOR MATERIALS**

Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other:
Structural System	Wood, Log, Timber (post/beam), Timber (light frame), Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, Steel Frame, Steel Columns, Concrete (general), Concrete (reinforced)  Other:
Foundation	Asphalt, Brick, Concrete, Earth, Limestone, Long, Sandstone, Log, Stone Other
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, Shingle, Slate, Tin, Vinyl, Wood Other:
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, <u>Steel</u> , Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other:

Copy of Demolition Notice attached:	YES   NO	
Pictures of property front/side/back/inte	rior attached: 図YES	□ NO
DATE SUBMITTED: 6/30/2025	CODE OFFICIAL:	James Dusel



DEPARTMENT OF CODES & INSPECTIONS 1301 12TH STREET SUITE 103 ALTOONA PA 16601

inspections@altoonapa.gov (814) 949-2456

CASE NUMBER: DATE ISSUED:

TAX ID:

E2024-0809 03/22/2024

01.01-02..-051.00-000

**CERTIFIED MAIL:** 

DAVID H & ELAINE A JOHNSON 1907 11TH ST ALTOONA, PA 16601-4160

#### NOTICE OF VIOLATION

Location of Property: 1907 11TH ST

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes. Through routine, periodic inspections, our department can assist residents by identifying violations to ensure continued maintenance of property in the City and preserve the City's housing stock. It is the goal of the Department of Codes and Inspections to work with property owners to achieve voluntary compliance.

Please be advised the City of Altoona Department of Codes and Inspections conducted an inspection of the above property and found one or more violation(s) of the City of Altoona Codes. The results of the inspection and the time frame for compliance are indicated below, as well as the section(s) of the City of Altoona Code referencing the violation. Code Enforcement Officer comments and date(s) to comply:

PM 110.1, DEMOLITION: THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S OR OWNER'S AUTHORIZED AGENT JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHERWISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS REASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY, OR TO BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT TO DEMOLISH AND REMOVCE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE Y EAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

PM 110.3, FAILURE TO COMPLY: IF THE OWNER OF A PREMISES OR OWNER'S AUTHORIZED AGENT FAILS TO COMPLY WITH A DEMOLITION ORDER WITHIN THE TIME PRESCRIBED, THE CODE OFFICIAL SHALL CAUSE THE STRUCTURE TO BE DEMOLISHED AND REMOVED, EITHER THROUGH AN AVAILABLE PUBLIC AGENCY OR BY CONTRACT OR ARRANGEMENT WITH PRIVATE PERSONS, AND THE COST OF SUCH DEMOLITION AND REMOVAL SHALL BE CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE A LIEN UPON SUCH REAL ESTATE.

INSPECTOR COMMENTS: PLEASE REPAIR ROOFS AND OTHER REPAIRS IN TIMELY MANNER, AND HAVE DETAILED SCHEDULE OF WHEN REPAIRS WILL GET DONE, NOT DOING SO WILL RESULT BEING PUT INTO CITYS DEMOLITION PROGRAM PM 304.7 REPLACE THE ROOF COVERING WHERE LEAKING, ROTTED, WORN, DAMAGED, MISSING OR OTHERWISE DETERIORATED. 304.1 GENERAL. THE EXTERIOR OF A STRUCTURE SHALL BE MAINTAINED IN GOOD REPAIR, STRUCTURALLY SOUND AND SANITARY SO AS NOT TO POSE A THREAT TO THE PUBLIC HEALTH, SAFETY OR WELFARE. 304.7 ROOFS AND DRAINAGE. THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNESS OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

INSPECTOR COMMENTS: REPAIR ROOF AND ROOF RAFTERS BY 5-20-24 PM 308.1 MAINTAIN THE EXTERIOR PREMISES FREE OF ANY ACCUMULATIONS OR ITEMS WHICH WOULD ENCOURAGE THE INFESTATION OF RATS, VERMIN, INSECTS, RODENTS AND OTHER PESTS.

## INSPECTOR COMMENTS: REMOVE ALL ANIMAL WASTE IN REAR OF PROPERTY BY 4-10-24

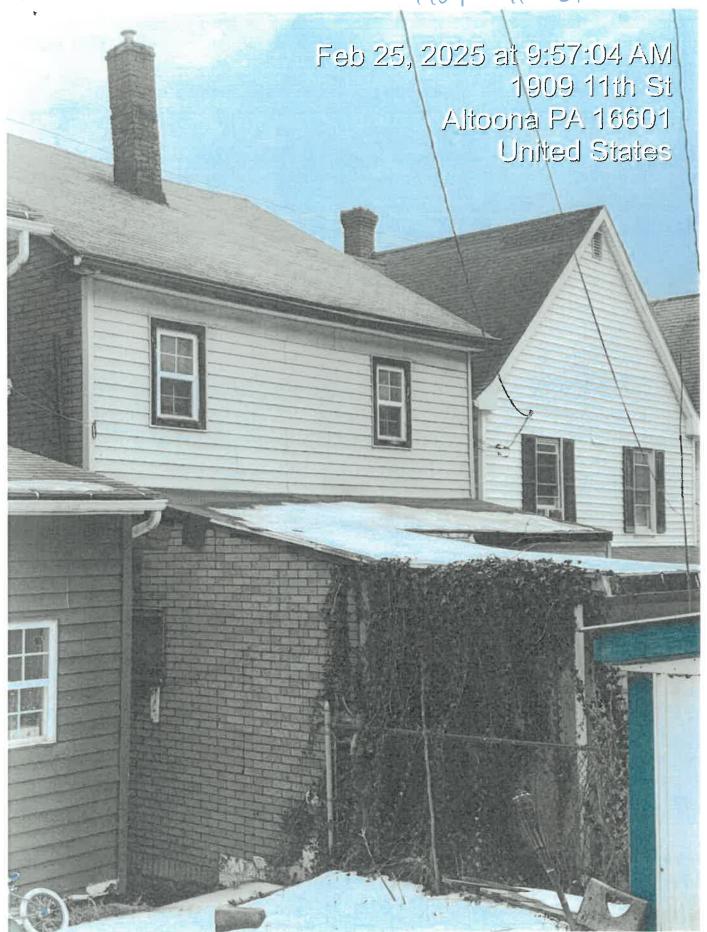
We will be conducting a re-inspection on the date given to ensure the violation has been corrected. It is recommended that contact be made with our department immediately should you experience difficulty with corrections. Should the violation remain uncorrected following the date ordered to comply, the City may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

APPEALS PROCEDURE: You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

Should you have questions or concerns please call our department at the number listed above, or email inspections@altoonapa.gov. Thank you for your cooperation.

Sincerely, JAMES DUSEL, Code Enforcement Officer

1907 112 St







CL200 240V 3W TYPE C2SOD 30TA 1.0Kh

FirstEnergy

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OpenWay:



CA 0.5 FM2S

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