



**MEETING: Site Review Committee**  
**SUBJECT: Tank Installation**  
**ADDRESS: 3601 Enterprise Avenue**

**LOCATION: City Hall**  
**DATE: December 16, 2008**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tyler Kent, Asst. Planner (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Jack Johnson, Fire Department (219) 462-8325  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Chuck McIntire, Water Dept. (219) 462-6174  
Jim Pingatore, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161

**PRESENTERS:**

**Chuck Licht**, Licht Engineering  
708-323-7053 / engineerlicht@yahoo.com  
**Dan Johnson**  
219-465-0255 / Daniel.Johnson@veoliues.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed retail multi tenant building. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

Licht explained that a tank is intended to be installed which will hold magnesium oxide in order to react internally with sulfuric acid. Johnson added that with one process the end result will be a magnesium sulfate product and the other will be a magnesium chloride product. This currently is being made using 50 lb. bags for production. In order to receive the product in bulk, the installation of a bulk silo is anticipated. The equipment installed will feed the particular tanks located within the plant. The 30' tank will be placed 3' from the building in order to provide for access. The building will not be sprinkled. The tank is an accessory structure with some piping from the tower going into the building. Johnson commented that no advertising will be posted on the tank.

Burkman stated that because of the large amount of soil that will need to be removed in order to place the foundation, an erosion control permit is necessary. There may be a height restriction since the structure height is nearly 43' and near the airport.

Kent said that form 7460-1 must be on file with the FAA for clearance and approval. In regards to zoning, there is a height restriction of 50'. The side yard setbacks must be shown on the plans that are submitted to the City. The tank will need to be screened if it's visible from SR 49. Kent advised to check Article 29 of the zoning ordinance. There is a 50' maximum height requirement if the structure is within 600' of the SR 49 right-of-way.

Thrasher stated that the plans need to be submitted to the State for a plan review. This must be released from the State before a building permit can be issued. Approval of the FAA form is also necessary before the permit can be issued.

Pilarski said that after conducting an inspection it was determined that the tank will not have any impact on the sanitary sewer. A review of the Accidental Spill Prevention Plan is required for the facility to include the tank.

Johnson is aware that there is no vehicle traffic or hard pavement at this location. Should there be any change concerning this in the future, the installation of parking bollards will be required for protection. Johnson requested information on the magnesium oxide powder as well as the quantities that will be stored on site. Additional requirements from the Fire Department may be added after reviewing the information of the chemical.

McIntire stated he will need a copy of the magnesium oxide properties since the location is within the Wellhead Protection Area. In reference to these materials, verification is necessary regarding EPA approval. Licht clarified that the tank is single and contains a powder. McIntire commented that this will need to be addressed as well. Licht said he will forward the MSDS information to McIntire. If there are any issues in reference to this McIntire will contact.

Kent added that the issuance of the building permit is conditional on the proof of a case number through the FAA.

#### ISSUES TO BE RESOLVED:

- Erosion Control Permit
- Detailed Site Plan indicating setbacks
- Accidental Spill Prevention Plan
- MSDS to McIntire
- EPA Approval / FAA Approval
- Site Improvement Permit
- State Design Release
- Building Permit
- Fence Permit
- Zoning Clearance