



MEETING: Site Review Committee
SUBJECT: The Range
ADDRESS: 1457 S. State Road 2

LOCATION: City Hall
DATE: September 11, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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

PRESENTERS:

Lisa Brickley/Lisanjk@aol.com
 Eric Kalwitz, Kalwitz Construction Co.
 (219) 840-0386 / eekalwitz@msn.com

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed gun range to be located at 1457 South State Road 2. 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.

EXPLANATION OF PROJECT: Kalwitz explained that this is a remodel of the interior of the old F etla's building to accommodate the equipment for a fire arms range. The remodel will include new bathrooms, new ballistic walls and a lid. The building will have a retail section and an archery range. A new sewer system is also being installed. Kalwitz stated that at a recent City Council meeting it was agreed to allow exterior work to take place within three years.

STAFF COMMENTS:

THRASHER: Thrasher is aware there is already a Construction Design Release for this project. Thrasher asked if any improvements would be made to the exterior immediately. Kalwitz stated mowing will be done and some of the old utility poles will be removed. In addition, Kalwitz would like to remove the lean-to shed to the east portion of the property. In general they would like to clean up the area. They would like to keep the chain link fence that acts as a partition and closes off a portion of the parking lot. Kalwitz stated that slow upgrades would be made to the front and back and all the way over to the west most area of the parking lot. Eventually blacktop sealer will be done and the lot will be restriped. The exterior of the building will be painted. Thrasher advised that typically the lot needs to be striped before occupancy can be granted. Thrasher also stated that gravel is not usually a permitted parking lot surface. Kalwitz explained that the gravel areas are where freight trucks backup to the loading dock. Thrasher reiterated that the parking for public use must be striped. There are requirements for ADA spaces, etc. and this needs to be clear for people to park. Along with the Construction Design Release, a Building Permit is required. All contractors must be registered with the City. Signage will need a permit. Thrasher further stated that if fencing is changed or added, a permit will be required.

BURKMAN: Burkman stated that the right-of-way is not clear through this area. The Thoroughfare Plan under the Unified Development Ordinance requires a 40 ft. Right-of-Way Dedication from the center line of State Road 2 back towards this property. Burkman said that although the property frontage is paved, as a condition of development on any property there is a sidewalk requirement. However, there is a plan for a pathway along this corridor. Rather than assess property owners for the full pathway width, the City has switched to assessing only a sidewalk width payment in lieu of a 5 ft. sidewalk along the property frontage. Brickley wanted to make sure she understood the payment in lieu of sidewalks. Burkman explained that up to a couple of months ago a payment in lieu of pathway which is an 8ft. wide sidewalk would have been required; however, the Board of Public Works and Safety set a policy to assess only the costs for a 5 ft. sidewalk across frontages. Burkman further explained that the City makes up the cost difference for the pathway. The payment in lieu of is due at the time of Site Permit issuance. Burkman needs to see a plan showing how the sanitary sewer will be brought across State Road 2. The plan will need to provide for and accommodate connection to additional properties. The portion of sewer coming under State Road 2 and that extends along the property frontage will be a public sewer main and must be meet the Valparaiso City Utilities standards. Once plans are acceptable, the plan will need to be approved by VCU's Board of Directors. Burkman stated that a Right-of-Way Cut Permit for the sewer work must be obtained from INDOT and a copy provided to the City. Burkman advised that the Engineering Department reserves the opportunity for further comments once more detailed site plans are prepared and provided. A Site Permit will be required covering the Right-of-Way Cut and sanitary sewer connection

KENT: Kent indicated that he has called Attorney Ferngren to request a copy of the Annexation Agreement, but Kent has not received a copy of this agreement. A copy is required. As part of the Annexation Agreement, Kent wants to work with the developer to set some sort of time line concerning when improvements are expected to made within the three year timeframe being allowed. A plan showing the parking lot and layout of the parking lot is needed to insure the existing standards for ADA parking spaces are met. This plan is required as the overall submittal to the City. Kent conveyed that a landscape plan is required. Kent requested that the tall weeds be removed. The air handling equipment will be located inside the building. Kent stated that meeting the noise level requirements is essential. Signage regulations allow for 3 sq. ft. of signage per 1 sq. ft. of building frontage. The maximum signage allowable for a frontage is 132 sq. ft. Overall signage on this site will be limited. Kent said that refacing the existing pole sign is permissible; however, the pole sign square footage must be subtracted from the permitted signage along the frontage. Kent pointed out that there is a façade improvement program for U.S. 30 and the program includes this corridor. The program will match up to \$25,000 for façade improvements. This may be an incentive to make improvements to the building façade while this program is available. The overall plans need to indicate the lot coverage. Although there appears to be a lot of green space, there is a lot of building coverage as well. Kent requested the plans show what will be removed from the site, whether it's structures, poles, etc. Kent will be willing to meet on site to go over some of these things. Kent stated that curbs within the parking lot may help control traffic flow in and out of the parking lot. A Zoning Clearance is required.

PILARSKI: Pilarski stated that a sanitary sewer profile showing the lateral from the building into the sanitary sewer main for review and approval is required. Pilarski inquired if there would be any floor drains or equipment connected to the sanitary sewer line. Kalwitz confirmed that no equipment or floor drains would be connected to the sanitary sewer line. Pilarski indicated that decommissioning and properly abandoning the existing septic tank system currently on site is necessary. This must be done in accordance with Chapter 51, Section 14 of the City of Valparaiso Code of Ordinances. A copy was provided. Pilarski stated the Collection Division must be contacted for an on-site inspection to insure the septic system has been properly abandoned.

MCINTIRE: McIntire stated there is an existing fire service; however, there is no domestic water. There is also a hydrant that tees off the fire service. McIntire indicated that valve work will have to

be done outside to separate the fire and domestic service so they are independently operated. McIntire will work with the developer on this item. McIntire will forward information they currently have on file. Kalwitz indicated that he has already received a plan for the site. McIntire stated that an easement will be necessary for the water lines outside to allow the Water Department to maintain the lines. McIntire conveyed the hydrant and flood valve will be replaced. Backflow protection will be required on the new domestic and for the existing fire service if backflow is not present on this service. Contacting Shaun Shifflett concerning the backflow will be necessary. McIntire provided contact information. McIntire stated that the Water Department would need a copy of the plan for the new sewer to insure there is 10 ft. separation between the new lateral and the water.

JOHNSON: Johnson asked if the building is fully sprinklered. Kalwitz confirmed that it is fully sprinklered and will remain fully sprinklered. Johnson stated that if 20 or more sprinkler heads are moved or altered a State Design Release for the sprinkler system will be required. The fire department connection will not be moved. An annunciator panel and Knox Box located at the main entrance will be required.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)
Erosion Control Plan
Right-of-way
Detailed Site Plan
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Signage / Fencing Permit
Zoning Clearance
Payment In Lieu of Sidewalks
Right-of-Way Cut Permit - INDOT
Copy of Annexation Agreement
Parking Lot Plan
Sanitary Sewer Profile
Septic Tank Decommissioning & Abandonment
Inspections for Septic Tank Abandonment - Collections Department
Easement for Water Lines
State Design Release - Sprinkler System
Knox Box
Annunciator Panel
Right-of-Way Dedication (40 ft.)