



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Mini Warehouse Storage Facility
ADDRESS: 2908 Evans Avenue

LOCATION: City Hall
DATE: April 9, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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

Media

PRESENTERS:

Todd A. Leeth, Hoepfner Wagner & Evans LLP
(219) 464-4961 / tleeth@hwelaw.com
Ron Brown, Richards Building Supplu
(219) 464-0086 / rbrown@richards-supply.com

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 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: Leeth explained this parcel is located on the south side of Evans Avenue east of the Paul Wurth facility. This is currently a single family residence with an out-building. Leeth stated that Brown wants to construct four (4) mini-warehouse buildings at the rear of the property. Leeth indicated the conceptual site plan was completed by McMahon Engineering. Leeth stated that property is zoned Heavy Industrial. The railroad right-of-way is in the back with Highway 49 to the east. Leeth said mini-warehouses are a permitted use in Light Industrial; however, they are not a permitted use in Heavy Industrial and will require a variance. They will be appearing before the BZA for a use variance on April 16. If the variance is approved, McMahon will be providing all necessary calculations for storm water, etc.

STAFF COMMENTS:

THRASHER: A State Construction Design Release will be required prior to the issuance of a Building Permit. All contractors working on the project must be registered with the City. Signage and fencing will require permits.

MCALPINE: Drainage calculations are required. When calculations are compiled the following items need to be taken into consideration: 1) the drain tile from the Paul Wurth property drains through this property. This will have to be picked-up and routed through the system for this property and 2) we are unsure if there is an existing easement for this pipe. If an easement does not exist, one will need to be obtained from the property owner to the east for the routing of the storm water. McAlpine stated he has visited this site and noticed that trees are being removed. McAlpine conveyed a tree inventory for what trees remain will be necessary to see if replacement

is needed. Brown stated there is an existing tree line of the east side that will remain. The pine trees closer to the road will be removed and replaced with arborvitae. Brown will also provide landscaping around the detention pond.

BURKMAN: Burkman asked about utility connections. Brown explained there would be electrical for security lights and for the entrance gate. A 40 ft. right of way is required along Evans Avenue as a condition of the Site Permit. The frontage will need to be upgraded or payment in lieu of provided in order to bring Evans up to City standards as far as street width, curb and gutters, etc. A sidewalk waiver will be required if a waiver is not already on file. Burkman is aware the residence will remain. Leeth indicated that property will not be split and will be a dual use. Kent indicated this would probably be discussed during the BZA Meeting. Burkman stated that providing grades, storm water calculations, etc. will be necessary. Burkman said the surface is proposed as gravel; however, the surface must be paved in accordance with our standards. A Rule 5 Permit is required. The Engineering Department will require a Site Permit which covers the right-of-way cut at Evans and the local erosion control permit. Burkman indicated that the tree inventory must be submitted to Planning and Site Permit obtained from Engineering before the removal of any trees.

BURKMAN ON BEHALF OF EVANS (PUBLIC WORKS): Burkman stated that Evans sent driveway approach standards and collector street pavement standards for any patching that will need to be done along Evans Avenue. Burkman indicated he will forward this information to Leeth.

KENT: The final submittal must show building elevations and materials used. Referring to Article 11, Section 11.500 for design standards is necessary. A tree survey will be required prior to any removal of trees and pertains to any tree over 10" in caliper. A landscape plan naming the trees to be planted on site will be required per Article 10. The signage allowance will be based off the house and will be 3 sq. ft. per 1 linear ft. of building frontage. Kent indicated that ten (10) parking spaces will be required. The plan shows only six (6) spaces. Parking is calculated at 1 space per 1,000 sq. ft. for the warehouses. Kent asked if dumpsters would be used for trash. Brown indicated he will get a dumpster. Kent pointed out that referring to Article 2, Section 2.403 concerning the dumpster enclosure is necessary. The dumpster enclosure must match the materials used for the building and have a gated fence. Landscaping around the dumpster enclosure is also required. A Zoning Clearance is required prior to approval of the Building Permits. The Zoning Clearance, building elevations and site plan can be submitted at the same time the Building Permit application is submitted. Kent stated a use variance will be required for April 16. Per Article 9, a lighting plan will be required. Kent is aware there will be no outdoor storage. Kent asked for clarification concerning the fence. Brown indicated it will be a chain link fence and will be 6 ft. in height. Kent stated the material used for the fence must be vinyl or a durable non-metallic coating per Article 2, Section 2.402. Kent requested that McMahan provide a larger copy of the table shown on the site plan.

PILARSKI: Pilarski is aware that sanitary sewer service will not be required for the warehouses. Pilarski advised that interior floor drains are prohibited. Pilarski requested clarification concerning the types of materials that will be stored in the warehouses. Brown indicated furniture, summer items such as lawn furniture and winter items such as Christmas decorations will be stored. Pilarski stated that storage of chemicals is prohibited.

GESKEY: Geskey had no comments.

JOHNSON: Johnson has concerns about the hydrant distance from the site. The nearest hydrant is approximately 400 ft. away at the northeast edge of the first building. The standard is typically 250 ft. to a commercial structure. Johnson indicated the Fire Department is willing to work with this; however, this is the reason for keeping the 24 ft. drive. Johnson asked for confirmation that Engineering requested the drive be paved. Burkman indicated that was correct. Johnson conveyed they would not require a hydrant be provided closer to the property as long as no more than the four (4) warehouses are constructed. Contacting the Fire Department concerning the gate access before installation will be necessary. Johnson suggested a Knox Box system could be

used.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Lighting Plan

Drainage Calculations

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Use Variance

Discuss Gate Access with Fire Department