



MEETING: Site Review Committee
SUBJECT: AM Stabilizers Process Area
ADDRESS: 705 Silhavy Road

LOCATION: City Hall
DATE: October 15, 2013

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Tyler Kent, Planning Director	(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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Water Dept.	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Stephen Stofko, MECA Engineering
 (219) 962-1011
stephen.stofko@mecaengineering.com
 Frank Kusbel, AM Stabilizers
 (219) 844-3980 / fkusbel@amstabilizers.com
 Benjamin P. Labovitz, AM Stabilizers
 (219) 844-3980 / blabovitz@amstabilizers.com
 Scott Trueblood, Holladay Construction
 (219) 841-6387 / strueblooc@hcgllc.net

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 the proposed process area improvements for AM Stabilizers to be located at 705 Silhavy Road. 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: The office portion of this project was site reviewed on August 6, 2013. Trueblood stated State Design Release has been received. Stofko said the office area is approximately 15% of the building. Holladay Construction is involved with the design for the office area. MECA Engineering is handling the process area and comprises another 15% of the building. The remainder of the building will be maintained as storage and staging for materials and shipping. The service will be provided by NIPSCO. A new 240, three-phase service is required. The transformer will be located on the north side of the building. The process area will have a jet pulse baghouse and a blower outside on a 26' x 26' concrete pad. This will be the only new construction outside the building aside from the transformer and disconnect switch. All remaining work will be done inside the building. Stofko indicated this is a powder process, non-volatile chemicals and is primarily used in the automotive industry, medical industry, etc. The existing equipment at the Hammond facility will be relocated as part of Line 1 and will be done early next year. A refurbished set of equipment has been purchased and will be installed as Line 2. This installation will be done early next year. A new platform will be installed inside the building. There will also be compressed air lines and pneumatic lines as well as the new electrical.

STAFF COMMENTS:

BURKMAN: Burkman indicated that since only a new electrical service is being installed and no other changes are being made to utilities and no work is being done to the exterior of the site there is nothing required from the Engineering Department. For informational purposes, Burkman said in 2011 a two-lot subdivision plat was created for this property when the Coastal Valley building was split off. As noted on the plat there is a shared access easement for both buildings to Silhavy Road. There is also a shared parking agreement as well as a shared detention basin in front. Silhavy Road requires a 40 ft. half-width right-of-way which is identified on the plat as already existing; therefore, no right-of-way dedication is necessary.

THRASHER: Thrasher asked if the State Construction Design Release was for the office portion only. Stofko indicated it covered the entire project and a copy was provided to Thrasher. Thrasher indicated a release will be necessary for the sprinkler system; however, the Building Permit can be issued prior to receipt of the release for the sprinkler system and fire alarm. All contractors working on the project must be registered with the City. A permit for signage will be required.

SOUDERS: Souders stated there are still concerns and issues about hydrant placements. This will require further discussion. Souders is aware the Knox Box is installed. Per discussions, placing the fire alarm pane in the vestibule will not create an issue. Souders indicated a review of the release from State will be necessary. Souders did not know if there would be an issue with Chapter 23 concerning high-pile combustible storage.

KENT: Kent requested the plans show setbacks of the baghouse floor to the property line. The allowable signage will be figured at 3 sq. ft. of signage for 1 linear foot of building frontage along Silhavy Road. A separate sign permit will be required. Kent conveyed that the maximum noise level capacity is 75 decibels from 9:00 a.m. to 11:00 p.m. and 65 decibels from 11:00 p.m. to 9:00 a.m. Submitting noise level measurements for the north side as well as along the west side will be necessary. The building materials being used for the baghouse must be indicated on the plans. Stofko said these are pre-built painted metal panels and a screening fence will be placed around them to help with sound dampening. Kent stated a bufferyard is required along the residential property to the rear. There is an existing berm on the west side of the property which abuts the residential area. Kent said he will work with the developer to put landscaping along this berm to provide a buffer. Kent suggested arborvitae or blue spruce and also landscaping along the top of the berm. Kent also mentioned planting pine trees and blue spruce to hide the baghouse. Kusbel mentioned there are pine trees already planted on top of the berm. Kent stated that landscaping should be considered in front of the wet land area. Updating the landscaping at the front of the building is being considered. Kent requested the landscaping plans be submitted when the Building Permit application is submitted. Kent asked for clarification concerning vapor emissions or vibrations from the baghouse. Stofko stated everything runs through the baghouse blower into a series of filter then into a HEPA filter which will be a refitted cargo container. Stofko said they have contacted IDEM for permitting as a minor source and currently is up for public notice at the library for 30 days. Stofko stated that 99% of what is done in the plant will be filtered out. Kent suggested referring to Article 4 of Unified Development Ordinance for the standards for noise, vibrations, odors and emissions. Kent asked about the number of employees on site as well at the number of trucks in and out per day. Kusbel indicated the number of employees on site will be 20 and trucks per day will be between 5 and 7.

MCALPINE: McAlpine had no comments.

PILARSKI: Pilarski understands that the extent of the internal plumbing plans for the facility will be strictly in the office and laboratory area and will not be in the manufacturing areas simply because the process does not use water. Pilarski requested better copies of the plumbing plans. Pilarski especially needs to see the building sanitary sewer connects into the sewer main.

GESKEY: Geskey pointed out the backflow protection at the site needs to be tested. Contacting Shaun Shifflett concerning this issue will be necessary. Geskey requested he be contacted for all meetings and copied on all e-mails concerning the addition of a fire hydrant.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)
Detailed Site Plan
Backflow Prevention
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance

All Contractors Registered With City
Fire Hydrants
Noise Level Calculations
Internal Plumbing Plans