



MEETING: Site Review Committee
SUBJECT: Rieth-Riley Bridge Barn
ADDRESS: 2352 Industrial Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 27, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
tkent@valpo.us	
Carley Lemmon, Asst. Planner	(219) 462-1161
clemmon@valpo.us	
Vicki Thrasher, Building Commissioner	(219) 462-1161
vthrasher@valpo.us	
Yacoub Aljobeh, Water Reclamation	(219) 464-4973
yaljobeh@valpo.us	
Mike Steege, Utilities	(219) 462-6174
mgeskey@valpo.us	
Tim Stites, Fire Department	(219) 462-8325
tstites@valpo.us	

PRESENTERS:

Mike Henke, Rieth-Riley Construction
 (574) 238-4857 / mhenke@rieth-riley.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Rieth-Riley Bridge Barn to be located at 2352 Industrial Drive. 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: This project is a three-sided pole barn. The building will be used to store concrete forms and lumber. There will be no plumbing or electrical. The building will be built by FBI Buildings. The building will not have a concrete floor and will be built on an existing gravel parking lot. The opening for the building will face east.

STAFF COMMENTS:

THRASHER: Thrasher asked if there will be a concrete foundation. Henke said this was an option, but chose not to have a concrete floor; however, the concrete piers will be frost protected. Thrasher indicated the project will have to be submitted to the State. Henke said it has already been submitted to the State and it has been approved. Henke mentioned the State approval was submitted with the Building Permit application. Thrasher mentioned contractors will need to be listed on the Building Permit. Henke said FBI Buildings is the only contractor.

ON BEHALF OF BURKMAN: It will be necessary to submit an erosion control plan and obtain a Site Permit through the Engineering Department.

ON BEHALF OF MCALPINE: McAlpine is requesting the submittal of an Operation and Maintenance Plan for the existing detention pond west of the proposed building. McAlpine is curious if the pond is functioning as originally intended, or if it requires any form of maintenance. McAlpine can be contacted with questions regarding this request.

KENT: This property is zoned INH, Heavy Industrial. Outdoor storage is prohibited. Henke said they are trying to store their bridge forms in this building. Kent indicated submittal of a landscape plan will be necessary. Kent said rather than applying the landscape calculations to the overall site, Kent will work with them on placing landscaping along the required 30-ft. wide greenbelt buffer

along SR49 to try to hide the yard from SR49. The landscaping would be similar to that of Ivy Tech and the Lakes of Valparaiso. Henke indicated that landscaping is not part of this project. Kent explained that submittal of a Building Permit kicks-in the requirement for landscaping. Kent mentioned the maximum lot coverage is 75% and the minimum landscape ratio is 25% for the overall site. Kent said he looked at a couple of different options for the building to see if it could be considered an accessory building/structure. However, it is over 200-sq. ft. and does not meet these standards. Therefore, the design standards for a non-residential structure are required. The main issue to work through is that the building will need to have a bump-out or recess of at least 6-ft. for buildings that are over 80-ft. in length. Kent said that turning the building south would help reduce the recess for the architectural element. If the wall is over 80-ft. it must bump-out 6-ft. for at least 20% or 20-ft. of the building, depending on the percentage. If the building is turned south, it would be about a 2-ft. recess. Kent said this applies to any building smaller than 15,000-sq. ft. There are also standards for building larger than this as well. Kent said they can meet this standard or request a variance through the Board of Zoning Appeals. A petition for the Board of Zoning Appeals was provided. Kent asked what color the building will be. Henke said it is gray, trimmed in black, with a black roof. A Zoning Clearance will be required.

STITES: The City follows the 2014 Indiana Building and Fire Codes. Annual inspections will be required. Once construction has been completed, Stites will perform the initial inspection. The following annual inspections will be performed by Jim Scarborough.

STEEGE: Since there is no water or sanitary sewer work included in this project, no comments were provided.

ALJOBEBH: Aljobeh asked if there will be any chemical storage. Henke indicated chemicals will not be stored. Aljobeh presented no other comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Building Permit

State Construction Design Release

Contractors Registered with the City

Erosion Control Plan

Site Permit

Operation and Maintenance Plan for Pond

Variance (if needed)

Landscape Plan

Zoning Clearance