



MEETING: Site Review Committee
SUBJECT: Two Men and a Truck
ADDRESS: 4711 Airport Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: March 6, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Tim Burkman, Engineering Director (219) 462-1161
tburkman@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
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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
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Jeff Brown, Two Men and a Truck
(219) 916-5154 / jeff.brown@twomen.com
Kevin Coros, McMahon Engineers/Architects
(219) 2636021 / kmcoros@mcmgrp-in.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed warehouse facility for Two Men and a Truck to be located at 4711 Airport 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 site is directly west of the existing Two Men and a Truck building. This new building will be a warehouse storage facility. The parking will be for employees only. Coros said after discussion with Utilities, there will not be an extension of the water and sewer. The facility will be located on the corner of Airport Drive and CR325E. The site will drain into the regulated drain easement (Koselke Ditch). There are drainage swales on the west, north and south sides. There are 14 parking spaces and this is more parking than required. One space will be van accessible.

STAFF COMMENTS:

THRASHER: Thrasher said it is difficult to provide comments on this building because a floor plan was not included in the submittal. Brown mentioned this will be a shell building and it will be used for crated storage. Brown said the building will not be attended. There will be heat and electric. Thrasher said a State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City before a Building Permit can be issued. Signage will require a separate permit.

MCGINLEY: The Curb cut for the driveway entrance must be saw-cut or the curb must be removed and replaced with a new curb. Typically, a 1" to 1-1/2" lip is required to maintain the gutter line. A Sidewalk Waiver will be required. This waiver indicates sidewalks are not required now; however, if in the future the City requires sidewalks the owner will be obligated to install them.

A permit for a Right-of-Way cut is required.

MCALPINE: McAlpine requested submittal of the total impervious area and green area shown on C1.0. McAlpine said rather than using silt fencing for the swales a silt log should be used. McAlpine provided information.

BURKMAN: This project is under the acre threshold. Burkman said if they should decide to extend utilities, a cleanout within 5-ft. of the building for the sanitary sewer will be required. Burkman suggested a 2% area, 5-ft. wide for the driveway entrance. A Site Permit will be required.

KENT: This property is zoned INH, Heavy Industrial. Warehousing is a permitted use. Kent mentioned if office is considered, it cannot exceed 20% of the of the total floor area within the boundaries of the INH District. The property is located within the SR30 Overlay District. Outdoor storage is not permitted within this corridor. Loading berths will need to be located on the side or rear of the building. Kent stated he will need to confirm the required setbacks in this corridor. The final plans need to show lot coverage. The maximum lot coverage is 75% with 25% being green space. Kent conveyed they will need to contact Kyle Kuebler, Airport Director, to submit all required Airport and FAA permits. A 6-ft. tall monument sign is permitted. Referring to Article 11, Sections 11.502, 11.504 and 11.507 for exterior building design will be necessary. Referring to Article 11, Section 11.509 for permitted colors is required. Kent asked about site lighting. Brown assumes there will be lighting for security purposes. There will be no pole lighting. Kent said the calculation for parking is 1 space for each 1,000-sq. ft. of usable floor area. The calculation for signage is 3-sq. ft. of signage per 1 linear foot of building frontage. A Zoning Clearance will be required. Kent asked if there will be dumpster on the site. If a stand-alone dumpster is considered, the enclosure must match the materials on the exterior of the building. This building also has a frontage along CR325E and will need to meet the standards called out above.

STITES: The City follows the 2014 Indiana Building and Fire Codes. The building will be subject to annual inspections. Stites mentioned that he will perform the initial inspection. Stites asked if pods will be used for storage. Brown said the storage will be done in wooden crates, 5'x5'x7'. Stites asked if the crates will be stacked. Brown said initially there will only be one level; however, if more space is needed they will stack them, but only two high which equals 14 ft. Brown mentioned there will be some industrial shelving for large, wrapped items.

STEEGE: Steege provided no comments since there will be no water or sanitary sewer.

ALBOBEH: Aljobeh asked if there will be any chemical storage. Brown conveyed there will be no chemical storage. Aljobeh provided no further comments.

ISSUES TO BE RESOLVED:

- Erosion Control Plan
- Right-of-Way Cut Permit
- Sidewalk Waiver
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- All Contractors Registered with the City
- Signage/Fencing Permit
- Zoning Clearance