



MEETING: Site Review Committee
SUBJECT: Currie Motors
ADDRESS: 2052 Morthland Drive
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
 Carley Lemon, Planning Department (219) 462-1161
clemmon@valpo.us
 Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
 Yacoub Aljobeh, Water Reclamation (219) 464-4973
yaljobeh@valpo.us
 Mark Geskey, 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

LOCATION: City Hall
DATE: March 27, 2018

PRESENTERS:

Kent Pollack, Pollack Architectural Group
 (219) 464-9398 / kentp@pollackarchgroup.com
 Ellis Buffenstein, Currie Motors
 (708) 771-7100 / ebuffen@aol.com
 Doug Homeier, McMahan
 (219) 689-6927 / dfhomeier@mcmgrp-in.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed remodel and addition for Currie Motors located at 2052 Morthland 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: The entire building will be brought up to the new Ford standards. The finishes, fixtures and lighting will be upgraded in the center core. New service bays will be added to the back section. Also, large truck bays will be added. A car wash will be added at the side. The car wash will be used only by Ford and will not be available for public use. The existing canopy will be enclosed for the new car delivery area. There will be an addition to this area to provide an area for photo shoots. The entire showroom will be gutted and changed to new Ford standards. The area at the top will be painted and cleaned up. The storage room will be converted into a conference room. The conference room downstairs will be cleaned up. A breakroom will be added. The façade will be changed to the new Ford standards. The parking lot lighting is being changed to LED's. The parking lot asphalt seems to be in good shape and they will top it. Homeier said they will sawcut and remove asphalt around the new stanchion at the rear and in the front so that they can match the grade to the existing. A small amount of pavement will be added where the gravel is at the back. Impervious surface is not being added, they are changing existing asphalt to existing roof. Homeier said everything will sheet flow with the exception of an area at the front which will require the installation of an inlet and approximately 100 ft. of pipe. They will provide the intent of the UDO concerning landscaping. They will provide 18 trees along the east property line. Commercial-grade planters will be provided along the front.

STAFF COMMENTS:

MCALPINE: There is no new hard-surface and nothing is changing with the drainage.

ON BEHALF OF TIM BURKMAN (ENGINEERING DIRECTOR): A Site Permit will be required and will cover matters related to erosion control and any utility connections, if required. There is an existing 40-ft. right-of-way easement along the frontage road (West Street). Providing a copy of the ingress and egress easement referenced on the site plan (deed record 119, page 261) is necessary. Burkman conveyed that construction of the next phase of the U.S. 30 project will begin in early April. This project will include a pathway on the north side of U.S. 30 (south side of West Street) and lighting from Hayes Leonard Road to Horseprairie Avenue, crossing the frontage of this property.

MCGINLEY: The plans do not show any work that will impact the right-of-way along West Street; therefore, Public Works has no comments on this project. McGinley thanked Currie Motors for offloading on their property rather than on West Street.

THRASHER: A State Construction Design Release is required, prior to issuance of Building Permits. All contractors working on the project must be registered with the City prior to issuance of permits. All new signage will require a permit.

ON BEHALF OF TYLER KENT (PLANNING DIRECTOR): This property is zoned Commercial General (CG). The property is located within the U.S. 30 Overlay. Referring to Article 11, Section 11.305 for the design standard requirements is necessary. Kent requested more detail on the landscape planters that are going to be placed between the frontage road and the car lot. Providing an elevation of the planters is requested. The calculation for allowable signage is 3-sq. ft. of signage per 1 linear foot of building frontage facing U.S. 30. If there are plans to replace or add exterior lighting, a photometric plan will be required. Referring to Article 9, Section 9.501 for the lighting standards is necessary. Kent assumes the exterior building plans meet requirements of Article 11, Division 11.501, Non-Residential Design Standards, Sheet A2.01 is difficult to read as the print is blurred. Providing an electronic copy of the building elevations as part of the Building Permit submittal is requested. Comments and questions will be provided after reviewing the Building Permit. Providing a color rendering of the final building plan elevation is required. A Zoning Clearance is required. Kent mentioned this is a great project and thanked Currie Motors for reinvesting in the building.

STITES: The City follows the 2014 Indiana Building and Fire Codes. Pollack mentioned they will be installing a Knox Box. Stites asked Pollack to email him to get the code to purchase the correct Knox Box. Stites provided his contact information.

ALJOBEH: The Water Reclamation Department is interested in what is being discharged. Aljobeh asked if the trench drains in the two large truck bays will be connected to a separator. Pollack said they will be connected to a triple basin. Aljobeh conveyed that their Emergency Action Plan was approved in 2015; however, this plan will need to be updated.

GESKEY: Geskey mentioned that the Water Department records indicate there is no backflow protection at this facility. Contacting Shaun Shifflett concerning this issue is necessary. If there is backflow protection, it will need to be checked by Shifflett. If there is no backflow protection, it must be installed.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Provide Copy of Ingress and Egress Easement
- Detailed Site Plan
- Backflow Prevention (Contact Shaun Shifflett)
- Site Improvement Permit
- State Design Release
- Building Permit
- All Contractors Must Be Registered With The City

Signage/Fencing Permit
Provide Elevation of Planters
Provide Electronic Copy of Building Elevations
Provide Color Rendering of Final Building Plan Elevation
Photometric Plan
Zoning Clearance
Provide Updated Emergency Action Plan