



MEETING: Site Review Committee
SUBJECT: Pratt Industries Expansion
ADDRESS: 3155 State Road 49
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 10, 2018

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Carley Lemmon, Planning Dept. (219) 462-1161
clemmon@valpo.us
Tim Burkman, Engineering Director (219) 462-1161
tburkman@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

PRESENTERS:

Stephan Fields, Abonmarche

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Pratt Industries building expansion to be located at 3155 State Road 49. Burkman 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 proposed warehouse addition to the south side of the existing paper mill. Pratt is also proposing a connector between the proposed building and the existing box factory. New docks will be added onto the existing box factory building on the north side. The gravel parking lot on the east side of the property will be paved.

STAFF COMMENTS:

MCALPINE: The project is over an acre and will require a Rule 5 Permit. McAlpine suggested they look at the original drainage report to determine if these are new hard surface areas, or if they were already considered. McAlpine wants to know what new hard surface is being added to the drainage area. If there is new additional hard surface, will it change the pond design? It appears a portion of the warehouse addition footprint will be over an existing storm sewer. It will be necessary to relocate this storm sewer, as well as any other utilities that may be under the new addition. Relocation of utilities will also be necessary, if they are affected by the new loading dock addition. McAlpine conveyed that a general grading plan will be required for the trailer parking area. McAlpine needs to see how water will get to the existing detention pond.

MCGINLEY: It appears there is no construction taking place in the public right-of-way; therefore, Public Works has no comments on this project.

THRASHER: Thrasher is aware there is a variance down State concerning the connector between

the two buildings. The project will require two (2) Building Permits and two (2) State Construction Design Releases. All contractors working on the projects must be registered with the City before issuance of Building Permits.

ON BEHALF OF KENT: Development Standard Variances allowing the buildings to connect will go before the Board of Zoning Appeals on April 17th. A variance for landscaping was granted for the project by the Board of Zoning Appeal in 2014.

BURKMAN: Burkman asked if there will be any changes to utilities. Geskey interjected the water under the building is owned by Pratt. Fields said other than the water and gas, there should be no other changes. Fields conveyed that there will be modifications to a few of the structures that outlet into the pond. Burkman mentioned that there is a concern about the condition of Division Road and the impact the truck traffic from this area has had on this road. There has been a lot of damage to Division Road. Burkman said this needs to be looked at to see what might be done. Two (2) Site Permits will be required. The Site Permits will cover local erosion control.

STITES: The City follows the 2014 Indiana Building and Fire Codes. Stites indicated there are three (3) fire hydrants that will be affected by the footprint of the buildings. These hydrants will have to be moved. Contacting Stites concerning the relocation of these hydrants is necessary.

ALJOBEH: Aljobeh asked if the additional storage will be for product for the paper mill. Fields confirmed it will for product storage for the paper mill. Aljobeh asked if there will be chemical storage. Fields said he did not think there was chemical storage, but will check to confirm. Aljobeh asked if there will be internal plumbing. Fields said he does not believe there is internal plumbing, but he will check to confirm. Aljobeh indicated if there is internal plumbing, an internal plumbing plan will be required.

GESKEY: Geskey said the relocation of the fire hydrants must be done to Valparaiso Utility specifications. Geskey reiterated that the proposed warehouse addition will be built over Pratt's water line. Fields said the intent is to move this water line as well as the gas line. Geskey requested a copy of the plans showing the water and gas relocation.

ISSUES TO BE RESOLVED:

Erosion Control Plan

Rule 5 Permit

General Grading Plan

Detailed Site Plan

Site Improvement Permit (2)

State Design Release (2)

Building Permit (2)

All Contractors Registered with the City

Contact Stites – Relocation of Fire Hydrants

Internal Plumbing Plan (only if warehouse building has internal plumbing)

Provide a Copy of Plans for the Water Line and Gas Line Relocation (Geskey)