



MEETING: Site Review Committee
SUBJECT: Location For Pool Contractor
ADDRESS: 3806 – 3906 Murvihill Road

LOCATION: City Hall
DATE: March 25, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Marv McDaniels, Collections Dept.	(219) 464-2346
Daryl Brown, Water Dept.	(219) 462-6174
Marge Robinson, INDOT Media	(219) 733-0303

PRESENTERS:

Curtis Joiner, Caribbean Pools 219-322-8550
Natalie Cline, Caribbean Pools 219-322-8550 natalie@caribbeanpools.com

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:

The Site Review Committee met to discuss a proposed new location for a pool contractor. 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.

Joiner explained he proposes to have a pool store at this location. The first building may possibly be leased out however; it may be used as an additional pool store. The second building will be the basic showroom with the 2nd floor being used primarily for storage. Each building will be 2 stories and 20' in height. Also included on the site is a warehouse building. The loading dock may be eliminated with the idea of an off lot loading dock instead. By doing this it will then alter the parking. Separating the site into 2 parcels is also anticipated for future development. Diverting into some landscaping and fencing could perhaps be an opportunity at some point for the business. Joiner inquired what can be done in reference to the potential use of the 65' setback as well as usages on the property.

Pilz stated as the process moves forward addresses will be assigned. The site is currently waiting to be annexed and Kent said the project will go before the Plan Commission in April. From a traffic safety standpoint, Pilz opposes any new additional access to US 30 as indicated on the plan. Currently there is no drive and from the Cities standpoint it's essential to preserve the character of the highway. The area is a high speed highway which would further add potential conflict points. Pilz believes the access coming off of Murvihill Road is very sufficient for this parcel. The signalized intersection to the west is beneficial and utilizing this for primary access is encouraged. The dedication of right-of-way is required 30' from the section line on Murvihill Road unless there is an additional right-of-way required for a bike path. This issue will need to be addressed. As the process progresses a detailed pan is needed indicating elevations, dimensions, utilities, how drainage will be handled etc. As more detailed plans are provided, further comments will be given. See comments following the minutes regarding access.

Kras said as the project precedes a drainage plan is needed indicating how the water and runoff

from the site will be detained and what the volume will be, and the outflow from the detention pond. Making sure that water can get into the detention pond from the 100 year storm for City standards, is also essential. An Erosion Control Plan is also required indicating how the erosion and sediment will be minimized from leaving the site. A Rule 5 Permit from the State is also required.

Kent stated this project is going through the annexation process. A Landscape Plan with a tree survey is needed for the property. Contacting the Parks Department at 462-5144 is necessary if there are any trees over 10" in caliber on the site. Elevations of the buildings are also needed. Dumpsters for the site will need to be enclosed on 3 sides and must match the material of the building. The lot coverage is 75% and it's necessary to maintain the 15' greenbelt with landscape plantings. At this point, no parking is permitted within the 65' setback. Approval from the Plan Commission is necessary regarding this. Joiner stated that not being able to have the entrance changes everything. Kent suggested having the building closer to US 30 and to put the parking on the rear side along Murvihill Road. Joiner pointed out that currently the 1 story framed building runs up against the line. Adjusting the building is improbable. Kent advised working with an engineering company to see what type of plans can be proposed regarding this.

Pilarski deferred the connection point of the proposed project to McDaniels of the Collections Dept. Pilarski stated any discharges from the facility will need to meet Chapter 52 of the Code of Ordinances. A Facility Plumbing Plan is also necessary in order to identify what is being accessed into the sanitary sewer system. Further comment can be stated at that point in time. Joiner mentioned one of the buildings has its own septic tank therefore; the septic system would be decommissioned.

McDaniels stated a permit would be needed and the septic will have to be inspected when it's being torn out. In order to hook onto a new line it's essential to check the plumbing to ensure it's up to code. Obtaining the required permits before starting is necessary. All of the septic tanks will need to be abandoned and clamped as well. Pilarski added it's important to know exactly what's being discharged from that facility. McDaniels said there are no taps for the lot therefore; the plumber will have to saddle the 8" to hook on the new line. The main is across the street to the north and easements are needed. Pilz conveyed there shouldn't be a problem since there is a blanket easement. Informing them ahead of time before the work will begin is appropriate. McDaniels added that Right-of-Way Cut Permits are needed.

Brown stated the entire site is within the Wellhead Protection Area therefore; following the existing codes is essential. Secondary containment is necessary regarding excessive storage, or 275 gallons, of chemicals. Joiner clarified they don't handle any type of liquid chlorine and the only liquid on site would perhaps be for a spa or a shallow pool used for advertisement. The existing house on the site will be demolished. Brown conveyed the existing well must be abandoned and sealed by a certified well driller. Since the water line lies on the north side there will be a long service over to the building. Backflow protection is required at the water meter. The septic system and tank must be removed from the property since it's within the Wellhead Protection Area.

Johnson said a Knox Box is required for this location. Information is available online with the Knox Box Corporation regarding this. Contacting the Fire Department is necessary to ensure the proper location for connection. The hydrant locations are sufficient. A detailed report of the chemicals and quantities is needed as well as how they will be stored to determine qualification for a tier 2 hazardous material reporting system. Johnson supports the Cities decision regarding the access off of US 30.

Kent had informed Joiner that outdoor storage isn't allowed in the US 30 Overlay District. A variance would be needed through the BZA. Joiner inquired about the possibility of utilizing the area within the 65' setback as some of the other properties within the area seem to have done. Kent pointed out this was grandfathered in within the ordinance that was placed for the Overlay District and this area is a gateway into the City. In reference to an advertising prop, checking Article 9 of the zoning ordinance is advised. Johnson mentioned it's necessary to check with the FAA in regards to height and Kent added there is a form that has to be completed. A 6' tall monument style sign is allowed for the property. The sign must be situated 5' from any easement, sidewalk, road, or property line. The address for the property is to be determined.

Joiner made it clear that the whole plan is jeopardized without the access off of US 30. Pilz said Joiner is entitled to appeal this to the Board of Works and Safety.

Robinson commented that the access isn't preferred and it's a dangerous situation through this area since drivers do not slow down.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Drainage Plan
- Right-of-way
- Detailed Site Plan
- Knox Box
- Sanitary/Sewer
- Facility Plumbing Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit
- Signage / Fencing Permit
- Zoning Clearance

Note re: Access

If the access to Morthland Drive (US 30) is permitted, the developer(s) are required to construct a 24' wide frontage/service road from the access point to the east property line. The frontage/service road shall be located in a 40' right-of-way immediately adjacent to the US 30 right-of-way. This is per the requirements of the Zoning Ordinance and is intended to allow access from adjacent properties to US 30 while preventing the proliferation of access points directly to the highway.