



MEETING: Site Review Committee
SUBJECT: Vale Church of Christ Addition
ADDRESS: 1502 Silhavy

LOCATION: City Hall
DATE: January 9, 2007

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Tyler Kent, Asst. Planner (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Matt Kras, Storm water Engineer (219) 462-1161
 Daryl Brown, Water Department (219) 462-6174
 Jack Johnson, Fire Department (219) 462-8325
 Dave Pilz, Engineering Director (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Lyle Lovell, Vale Church of Christ
 (219) 762-3894
 Tim Anderson, Vale Church of Christ
 (219) 662-0914
 1502 Silhavy Road
 Vaparaiso, IN 46383

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new addition for Vale Church of Christ. 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.

Lovell explained that the church is short on classroom space and wants to improve the facility. They understand they are limited on green space and will seek a variance. Lovell also explained they want to change the front of the building to make a new foyer, add classroom space, and baptistery on east end of building.

Pilz noted a right-of-way dedication may be needed and will check to see if one is on file. It was confirmed that utility extensions are to be brought from inside.

Kras explained silt fencing must be put up during construction to help with erosion control.

Thrasher stated a State Design Release is needed for the addition before a permit can be issued. It was confirmed that remodeling is minor and locations of restrooms will stay the same.

Johnson is aware that fire extinguishers will be used but mentioned if an automated alarm system will be added, a Knox Box is required. If there are any changes to the plans, they will need to come back before site review.

Brown stated that if the building doesn't currently have backflow protection, it will have to be brought up to code. Brown also stated he can come and inspect to see if a device is in place.

Kent explained maximum lot coverage is 40%. A tree survey and landscape plan is needed with permit application. If adding/changing signage, a 6' monument style sign is allowed.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)
 Right-of-way (if needed)
 Variance
 Site Improvement Permit
 Building Permit

Erosion control plan
 Detailed Site Plan
 Backflow Prevention
 State Design Release