



MEETING: Site Review Committee
SUBJECT: Terry's Transmission
ADDRESS: 953 Joliet Road

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
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

PRESENTERS:

Terry Wenger
 (219) 464-0002
 tautotrans@aol.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 proposal to add on to an existing building and demo a 30 x 30 portion. 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. The addition will be to the west end of the building and the front portion torn down to have 1 long building. The torn down area will be a parking lot. Sewer will stay the same, but the electric will have to be moved. The facility will eventually have a concrete floor with drain, 4 lifts, and 4 bays. Roof on existing building will be replaced and will run north and south with the new building.

Pilz stated that this proposal will be difficult and costly. The buildings will not meet front or rear setbacks for the zoning district. There is a 25' front yard and 25' rear yard setback requirement. There is a 60' right-of-way along Joliet Road. An additional 10' must be dedicated to meet this requirement. An additional 5' right-of-way is required along Stokes Road. Also mentioned was that the Board of Works can waive some of these requirements, but the goal is to get sites developed so that they do meet the requirements. This site may not be appropriate to do any new construction. Roads must be improved to normal requirements such as widening with curb and gutter. There is a possibility to waive construction, but payment is required in lieu of construction. Drainage will be an issue. Problems exist in the area already, and run off has to be managed. There is so much that is graveled already but run off must be captured and moved to an acceptable location as to not cause additional problems. There is also an access issue and the location has to be defined and limited to a specific driveway entrance and exit from the site because of traffic & safety concerns. A detailed site plan is also needed showing dimensions, elevations, grades, erosion control, landscaping and how drainage will be handled.

Thrasher is aware that a State Design Release was submitted only for the new section but has explained that if changing the roof, it needs to be included in the submittal and amended before a permit can be issued in addition to all the other items mentioned.

Johnson stated that he is refraining from commenting on this plan since so many changes are needed. If any fire alarm systems are going to be instituted a Knox Box is required.

Brown stated that backflow protection is required and needs to be brought up to code. The backflow device is located directly after the water meter.

Pilarski inquired as to whether or not the car bays have a catch basin or any other access to the sanitary sewer. Recommended was the placing of an oil and grease interceptor based on city standards which is a 1,000 gallon unit, as well as up to date plumbing plans.

Kent stated that the maximum lot coverage is 70% and a variance may be needed. Also confirmed was that all the parking area was necessary and a variance through the Board of Zoning Appeals is needed. Setback in front yards is 25', side yards are 15', and rear is 25'. These requirements need to be met or will have to ask for a variance as well. Kent will check the pathway plan to see if a pathway is required or may need to pay in lieu of construction. It was also recommended to speak with Craig Phillips regarding options for right-of-way dedication and setbacks. It was confirmed that the sign will stay the same. Kent stated these major issues will need to be addressed and to contact any of the departments with questions. In conclusion, another site review is needed as well as a landscape plan and tree survey.

ISSUES TO BE RESOLVED:

Additional Site Review

Variations