



**MEETING: Site Review Committee**  
**SUBJECT: Warehouse and Office Building**  
**ADDRESS: 1150 Loudermilk Lane**

**LOCATION: City Hall**  
**DATE: April 3, 2007**

**PRELIMINARY SITE REVIEW  
 IN ATTENDANCE:**

|                                       |                |
|---------------------------------------|----------------|
| Craig Phillips, Planning Director     | (219) 462-1161 |
| 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 |
| Ed Pilarski, Water Reclamation Dept.  | (219) 464-4973 |
| Bill Oeding, Public Works Department  | (219) 462-4612 |
| Dave Pilz, Engineering Director       | (219) 462-1161 |

**PRESENTERS:**

|                                |
|--------------------------------|
| John Sturgill, McMahan Assoc.  |
| (219) 241-5996                 |
| jmsturgill@mcmgrp-in.com       |
| Ron Cimoch, Quality Rebuilding |
| (219) 405-7544                 |
| ron@qualityrebuilding.com      |

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed warehouse / office building.

Phillips 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.

Cimoch conveyed that Mr. Loudermilk will be building the proposed building and owns several companies. The project is the combination of 3 companies into 1 facility. The building will have 1,980 square ft. of offices in the front, with a showroom for large equipment and a warehouse in the back. The warehouse is 31,500 square feet.

Sturgill explained that the project entails the construction of Loudermilk Lane to facilitate access to the 10 acres that Mr. Loudermilk owns off of Redbow Drive. This is the first building that is being built on the property. The site is zoned M-2. There is an existing sanitary and sewer line to the rear of the property. The water main extension was made as part of the Loudermilk Lane improvements and will be utilized for both sprinklers and domestic water service at the structure. Drainage issues will need to be resolved. Supplemental storage may be needed in the low area, across Loudermilk Lane. There is an existing series of gutter inlets with a culvert that opens up in that area.

Thrasher stated that a State Design Release will be needed before any permits can be issued. Permits are required for any signage and fencing as well. Currently, a Stop Work Order has been issued with regards to this project.

Pilz inquired as to whether the parcel will be sold and be a subdivision. It was conveyed the parcel could be subdivided and developed in the future. Currently there are no plans to do so. The parcel is a separate 10 acres and not part of the subdivision to the north. Mr. Loudermilk owns the separate 2 ½ acre parcel. Pilz stated that these are the types of things a subdivision provides for, and would be dedicated for that particular use. It was recommended that someone take a look at the 10 acres to determine if it should be a subdivision. It's uncertain whether there has ever been a design on this. Now is the time to accomplish and resolve these issues. If this is

not going to be a subdivision, there will have to be cross easements granted, and documents outlining the responsibility for maintenance and operation. The road plans were approved for construction however; there were not any notification for inspections. Another problem is the drainage and these issues must be thought out, resolved and dealt with. The approved plans on file for Loudermilk Lane state a commitment of no heavy truck traffic on the road. It was explained that a 100' trailer will be used to carry the heavy equipment once or twice a year and would not present any stress to the road. Clean outs are required on the sanitary sewer line every 100' and at every bend etc. The size of this is 6". Currently there is no lot line and the owner is using the entire parcel. A detailed plan is needed showing the drainage, slopes, and erosion control. A resolution is also required indicating how the drainage will be handled. There will also be special provisions for the drainage out of the ramp from a quality standpoint. In addition, the inspections need to be completed on the street. Pilz clarified that all involved should step back and distinguish these different issues before beginning the construction of this project.

It was conveyed to Oeding that the street is wide enough to bring in the 100' trailer to carry the heavy equipment. Originally the road was 30' and is now 36'. Since these trucks have to get around coming off of these streets, concern was expressed with regards to the crushing of curbs etc. It was mentioned to bring in off of Route 30.

Kras affirmed the drainage is a big issue and needs to be resolved. The City prefers having the detention on each site so there can be storage for the 100 year and therefore not having overflow onto the street. Drainage calculations are needed for the original pond as well as for the proposed resolution. An Erosion Control Plan is needed showing how the erosion and sedimentation will be minimized from occurring offsite. This is over an acre lot and therefore a Rule 5 Permit and a copy of the NOI letter is needed. Plans will have to be submitted for review.

Phillips stated that it is required to keep the retention on the property unless this is part of a proved subdivision plan. It is allowable to develop a property as long as the drainage is completely on the site. Once the drainage goes onto another site, the need to subdivide is necessary. The City is going to more than likely establish a lot split provision in the ordinance. In the future if the parcel gets split, the City will have some overview. The requirements for parking are 1 space for 2 employees. The building height should not exceed 50' and also far enough away from the airport runways. Any type of landscape requires a plan to be submitted for review. Signage is according to section 910 of the ordinance, which are the standard industrial allowances. Before ordering any signage, the City should be contacted with regards to compliance. If the subdivision process is needed, the April deadlines for the May meetings are approaching. The property is located within the county airport zone and therefore should be acceptable with them. In addition, the property is located within the Wellhead Protection Area. The dumpsters for the site will be interior.

Pilarski expressed concern as to what will be discharged into the cities sanitary sewer. The owner of the business will have to complete an Industrial Wastewater Survey in order to acquire further information about the business, and for potentially determining the need for the issuance of a wastewater discharge permit. It was recommended that the owner be in contact regarding the IWS and the requirements within the Sewer Use Ordinance.

Brown confirmed that the proposed property is within the Wellhead Protection Area and this will need to be designated on the secondary plat. The construction of rain gardens was also suggested. There are specific standards for secondary containment. One meter per service tap is required. The fire and domestic water service lines will be separate. Backflow protection on each service will be required.

Johnson stated that a Knox Box is required to be installed at the front of the building. The Fire Department requires to be contacted before the final placement of the Fire Department connection. It was stated that an alternate is still not determined but recommended for improved access to the building. The building will be sprinkled and approximately 34' in height.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Detailed Drainage Plan with Resolution
- Road Inspections
- Right of Way Dedication
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Industrial Wastewater Survey
- Wastewater Discharge Permit (?)
- Silt Fence
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign / Fencing Permits