



MEETING: Site Review Committee
SUBJECT: Apartment Building
ADDRESS: 508 Glendale Blvd.

LOCATION: City Hall
DATE: May 29, 2007

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Dave Pilz, Engineering Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Marv McDaniels, Collection Dept.	(219) 464-2346

PRESENTERS:

Dave Tiemens, Tiemens Land Surveying
 (219) 987-2828
 dtiemens@netnitco.net

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 apartment complex located at 508 Glendale Blvd. 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.

Tiemens explained that currently there is an existing house, garage, and a shed on the **0.81 acre parcel** which is planning to be torn down. The Fire Department will be contacted in regards to using this for training purposes. The project is to build two 6 unit, 2 story buildings with the units being 32' x 16'. The dumpster area will have a wood enclosure. Additional sidewalks will be placed along the building on the south side of Glendale Blvd. and a stand up curb will be placed for an entrance. The landscape plan is less than what is required but a revision will be submitted to the Parks Department. The sanitary sewer is located in the middle of the road. It's been recommended to tie into the water line on the north side of Glendale Blvd. because of an area that will be vacated and removed at some point. Currently there is no outlet for drainage. The facility is large enough to hold water in a retention pond. The drainage issues will need to be resolved.

Phillips conveyed he spoke with Tiemens previously about the project from a zoning standpoint. The maximum lot coverage is 60% and should be noted. Names of the tree species to be planted must be submitted to Steve Martinson for review and approval. There are 14 trees that cannot fit on this site therefore; payment in lieu of \$2,800.00 to the Parks Department Tree Fund in the form of a cashiers check is required. Steve Martinson must be contacted with regards to this. Signage is limited to a maximum of a 32 square foot sign for the development.

Pilz stated that there may be a requirement for the dedication of right-of-way and this will be checked into. The 8' setback along the rear of the building violates the intention of the zoning ordinance. To allow a multi-story building that close to the property line is not in the best interest of the planning and doesn't take the property owners into accommodation. Pilz added from a fire and safety standpoint this would not be recommended. The interpretation of the existing ordinance doesn't call for this to be changed. Phillips conveyed that he understands these comments and that the standards have been modified. The requirement is 30' for properties over an acre in size and the proposed property is less than an acre. Pilz stated that until the zoning ordinance is

clarified or revised he's not sure what to do concerning this. The Valparaiso Street project will involve work along Glendale Blvd. and will disrupt access on Glendale Blvd. to some degree. Pilz will need to meet with the Public Works Department to determine what the street restoration requirements will be for the sanitary sewer issues.

Kras explained that retention ponds are not allowed for drainage from the site. It was recommended connecting the proposed pond into the pond to the south provided that the pond belongs to the cleaning business and has an adequate outlet. Pilz suggested that Kras can take a look at the files from the Village Green Apartments on Valparaiso Street for possible insight. This issue will need to be resolved. Kras also added that the overflow from the parking lot should be directed into the detention pond rather than onto Glendale Blvd.

Brown is aware that each separate unit will have its own water service and that there will not be a sprinkler system.

McDaniels is aware that there will be an 8" sanitary sewer service and on the far south side there are cleanouts. It was suggested placing a cleanout on the north side where it exits the buildings as well.

Pilarski verified that the proposed project will strictly be two 6 unit apartment buildings and nothing business related.

Thrasher stated that if the Fire Department cannot use the house for training purposes, a Demolition Permit will be needed. A State Design Release is needed prior to obtaining a Building Permit. Any signage and fencing will require permits as well. Thrasher mentioned on behalf of the Fire Department, to consider installing a Knox Box and to contact them for more information.

ISSUES TO BE RESOLVED:

- Landscaping Plan with Tree Species Stated
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Drainage Issues
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit (if needed)
- Signage / Fencing Permit