



**MEETING: Site Review Committee**  
**SUBJECT: Additional Parking / Impound Yard**  
**ADDRESS: 660 & 662 Lincolnway**

**LOCATION: City Hall**  
**DATE: June 26, 2007**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161  
 Tyler Kent, Asst. Planner (219) 462-1161  
 Dave Pilz, Engineering Director (219) 462-1161

### PRESENTERS:

Mike Steinhilber, Ernie's Shell Station  
 (219) 462-9226  
 Fred, (Mechanic at Ernie's Shell Station)

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 parking lot / impound yard.

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.

Steinhilber explained that they have a vacant lot across the alley from the current lot and would like to put in an additional parking lot. The purpose of the lot would be for storage of impound vehicles, car accidents, car towing business, and storage for their customers. Currently there is a garage on the lot which will remain. To keep things separated, a proposed 4' chain link fence, and some bushes may be placed as a boundary.

Phillips stated that this is not a permitted use in the commercial district, therefore special approval will be necessary. There are some impound yards that are grandfathered in within the city but they are not allowed to expand, or to place another within the city without the approvals. This use is only allowed in the M-2, heavy manufacturing district, and still requires special exception. The location of this proposed impound yard is in the general commercial district and will require a Use Variance which entails the public hearing process. Phillips conveyed that parking can be put in, off of the alley. The proposed lot can be used to store operable vehicles that the business is working on, tow trucks, and personal vehicles that are not being used. To expand into a storage area for accident, salvage, or junk vehicles, the special permission is required. The issue is the use of the lot since parking lots are permitted in the C-3 district. The requirement for the parking lot and the residential parking off of the alley must be paved within 1 year. If this is determined that the use is permitted as an impound yard, there are other standards such as buffer requirements that need to be met. An impound yard requires a 12' solid painted fence. The ordinance information in reference to fencing is available on our city website. There are periodic code enforcement calls that the city receives from residential neighbors concerning the building and the junk vehicles. The parking lot will require a Site Improvement Permit from Dave Pilz, the engineering director.

Pilz stated the main issue for the parking lot will be how the drainage run off is managed. Plans are needed in reference to this and meeting with Matt Kras, the storm water engineer, is recommended.

### ISSUES TO BE RESOLVED:

Detailed Site Plan / Site Improvement Permit / Drainage Plan / Use Variance (if using as impound yard)