



**MEETING: Site Review Committee**  
**SUBJECT: Adding a Silo**  
**ADDRESS: 4002 Montdale Drive**

**LOCATION: City Hall**  
**DATE: July 3, 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  
 Jack Johnson, Fire Department (219) 462-8325  
 Vicki Thrasher, Building Commissioner (219) 462-1161  
 Mark Geskey, Water Dept. (219) 462-6174

### PRESENTERS:

Rob Grant, North American Packaging  
 (219) 462-8915  
 rob.grant@nampac.com

E-mail 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 construction of a silo. 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.

Grant explained that the material for their manufacturing facility is in 4 silos, sitting on a concrete pads and located in the back south west corner of the building however; another silo is needed. The location of the proposed silo will be behind and to the east side of the existing silos. The height will be the same as the existing silos which is 60', with 12' in diameter and a capacity of 250,000 lbs. The current silos have a light structure and the same approach will be taken with the installation of the new silo. Approval from the FAA is being investigated through the corporate office. The previous silos were built in 1992 and it's unclear if any variances were needed. Grant stated that this matter can be looked into with the person that built the plant.

Phillips stated that the maximum building height in this area is 50' and if variances were received in the past, they would still apply to any additional structures built on the property. This issue will need to be checked. Its unknown where the existing silos are from the property line however, this information can be obtained. Phillips conveyed that the setbacks in the M-2 district can be accessed on the cities website and these standards need to be met. It was conveyed to Phillips that the site goes back to the railroad tracks, however the track goes back on the main line, and they do go back to the main tracks. Phillips then stated that this is not an issue.

Kras said that the engineering department does not have any issues.

Thrasher explained that a permit is required for the silo and based on the size of the silo, a State Design Release may be needed. It was conveyed to Thrasher that the permit application was already submitted. The concrete pad will be placed when the permit is received.

Johnson stated that there are no issues with this project and information was given regarding the Knox Box system.

Geskey stated that the property is within the Wellhead Protection Area. Contacting Daryl Brown of the water department in reference to this will be necessary.

**ISSUES TO BE RESOLVED:** Site Improvement Permit / Detailed Site Plan / State Design Release (if needed) / Building Permit