



MEETING: Site Review Committee
SUBJECT: Northwest Indiana Eye Clinic
ADDRESS: 502 Marquette

LOCATION: City Hall
DATE: October 10, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Chuck McIntire, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

PRESENTERS:

Doug Buell, Cattail Design
 (219) 362-9907
 buell8@verizon.net

Media

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 new addition to Northwest Indiana Eye Clinic. 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 12,000 sq.ft. addition will be an additional surgery suite and office for the clinic. Parking is very limited and a variance will be requested. The lot coverage is within the allowance.

McIntire noted that backflow protection is required. Buell noted that the building was remodeled and brought up to code approximately 7 years ago. No trees will be removed.

Johnson confirmed that the building does not have a sprinkler system. If a monitoring system is included with the addition, a Knox Box system will be required.

Pilarski noted that a waste water treatment survey may be requested pending the work and chemical storage of the addition.

Martinson asked that the builder add trees to the site if possible. Please follow the Preferred Plant List and a Do Not Plant List available on line at www.valparaisoparks.org. Martinson also noted that trees and plantings at the detention pond could be beneficial in providing shade and assist with drainage. A landscape plan is required. The plan must state that no trees will be removed from the site.

Kent provided a petition for the parking variance and said the department would support that variance. The new addition should match the existing building in materials and color.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. Any signage and/or fencing also require a permit.

Engineering was absent from the meeting. Matt Kras, Storm Water Engineer has provided the following comments:

Additional plans showing grades, dimensions, elevation, etc. are required. Drainage calculations for the sizing of the pond and release rate are needed. The pond must outlet. Kras could not tell from the plans if an outlet is shown or only overflow. The pond cannot outlet directly south to the other building. An erosion control plan showing silt fencing and stone construction drive is needed.

ISSUES TO BE RESOLVED:

- Parking Variance
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit