



MEETING: Site Review Committee
SUBJECT: Horizon Bank
ADDRESS: 902 Lincolnway

LOCATION: City Hall
DATE: October 17, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Chuck McIntire, Water Department	(219) 462-6174
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Larry Ballah, Tonn & Blank Const.
(219) 879-7321
larry.ballah@tonnandblank.com
Jim Jaksa, Horizon Bank
(219) 874-9202
jjaksa@accesshorizon.com
Dave Rose
(219) 462-8499
drose@accesshorizon.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed remodel for a Horizon Bank branch using an existing building previously known as Big Wheel Restaurant. 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.

Ballah explained that Horizon Bank is looking to purchase the Big Wheel Restaurant and convert it into a branch bank. They intend to use the current building with the addition of a 3-lane drive-up. Also, the plan is to eliminate 2 additions previously added to the building to allow for the drive-thru and stacking in the back as well as landscaping in the front.

Phillips noted that since this is a reuse of an existing building, Eastgate Overlay District Standards must be met as much as possible. Phillips will provide a copy of the standards and would like to meet to review the requirements necessary for this project. This building is to be designed similar to existing branches; it will match materials and colors of the prairie style building. Sign is limited according to the Eastgate Overlay District Standards. A lighting package is required. Parking must be 1 space per 250 sq.ft. of floor space. There is sufficient parking for this project. A parking agreement has also been implemented for overflow parking onto the adjacent property.

The right-of-way dedication required along Lincolnway is a 40' half width. Roosevelt has a 30' half width right-of-way dedication requirement. Pilz requested a copy of the ALTA Survey to help determine how much additional right-of-way must be dedicated. Pilz encouraged removing any unnecessary pavement to provide for additional green space to assist with draining and to provide aesthetics to the site. Records show that this building has had previous problems with the sewer service. To avoid cutting Lincolnway, Pilz suggested planning for complete replacement of

the service line when the City begins the Lincolnway project in 2008. Additional dedication may be required as the City begins road work in order to provide for streetscape work. Existing sidewalks must be replaced and moved back from the road. A detailed site plan regarding drainage and erosion control must be provided as the project progresses. Dimensions, slopes, and proposed construction must be shown. Drainage issues will depend on the compliance of provisions for the Eastgate Overlay.

McDaniels said to notify Ed Pilarski, Water Reclamation Department at (219) 464-4973 to resolve grease trap issues.

Brown explained that the building must be brought up to code and back flow protection provided.

McIntire noted that the water line must be separated if a domestic and fire service is combined. McIntire recommends replacing the water service when Lincolnway is reconstructed.

Martinson explained that a landscape plan is required. A tree survey, noting the existing trees on the property, what is to become of them and a replacement tree schedule is needed. Martinson asked that the developer follow the Recommended Plant List and a Do Not Plant List available on line at www.valparaisoparks.org. Martinson suggested planting substantial trees instead of superficial trees such as Weeping Crab Apple and the like.

Johnson said that a Knox Box system is required if the building will be monitored by a 24-hour system. Johnson encourages the use of the sprinkler system if one is currently installed and able to be repaired.

ISSUES TO BE RESOLVED:

- Eastgate Overlay District Standards
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit