



MEETING: Site Review Committee
SUBJECT: Addition to Urschels
ADDRESS: 2503 Calumet Avenue

LOCATION: City Hall
DATE: 3/22/05
ZONING: M-1
PARKING: N/A

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
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Melanie Sheets, Police Department	(219) 462-0717
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Jon Gilmore
 Tonn & Blank
 1623 Greenwood Ave.
 Michigan City, IN. 46360
 (219) 879-7321

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed addition to Urschel Labs located at 2503 Calumet Avenue and zoned M-1.

Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. Phillips advised that this was site reviewed back in 2001 so since that was over one year ago they need to bring it in for a current review. Gilmore advised that this addition will be to the test lab where they will demonstrate and test machines. They are adding one test lab cell, space for a future test lab cell, space for a future mezzanine for machine storage, bag house, and oil room where they store chemicals. There are utilities in the addition including water and electricity. They are encroaching into the setback so they may need a variance. Phillips advised that he thought they applied for and receiving a variance back in 2001. Gilmore advised that there are two additional parking spaces being added to replace those they are losing with this addition. They will extend the sidewalk. They talked about a new detention area which is very minimal in the northeast corner of the property and last time it was proposed that they did not do that. Phillips advised that the engineering department is not represented but they did mention that they felt that the drainage that is there now is sufficient. If they have any comments after reading the minutes they will let you know.

Phillips asked if the mezzanine level will store Urschel product. Gilmore said that is correct. This is just an extension of the use of the existing test lab. This was originally brought in front of the site review committee back in 2001 but they just did not go forward with it. They will not be adding any employees. The height will be two feet higher than the existing building only to fit in the mezzanine and it will be 20' high. We will need a landscape plan prior to issuance of the permit. Thrasher advised that we will need a State Design Release prior to issuing the building permit. Phillips will check with Pilz in regard to the right-of-way.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Site Plan
- Erosion control plan
- Right-of-way (?)
- State Release
- Building Permit