



MEETING: Site Review Committee
SUBJECT: Dave's Automotive
ADDRESS: 1356 Horse Prairie

LOCATION: City Hall
DATE: 5/10/05
ZONING: C-3
PARKING:
VARIANCES:

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
Jack Johnson, Fire Department	(219) 462-8325

PRESENTERS:

Don Bengel
 Dave Mullins

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 Dave's Automotive located at 1356 Horse Prairie. 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.

Bengel advised that this is an existing site located on the northwest corner of Horse Prairie and Highway 2. Dave just purchased the property to the south consisting of an existing house, garage and parts garage. Most of the proposed addition is going on top of existing blacktop with the exception of a little bit past the fence line. The existing drainage flows naturally down to the north and northwest into the big wetland just south of Zao's. This proposal is for additional workspace. The little garage to the north of the building will be removed which will give Dave a better access to his building. This will be strictly for workspace. There will be no new bathrooms or anything put in.

Johnson advised that the Chief did a walk through on the building. In regard to hazmat requirements Johnson asked if they are putting in oil separators into the drainpipes in the new addition and Dave advised that he would be.

Thrasher asked what the dimensions of the existing building and the addition are. Dave advised that the existing building is 70'x75' and the new addition will be 65'x75'. This addition will open up into the new addition. Thrasher advised that they would need a State Design Release for this addition.

Kent advised that we would need a landscape plan. There will be no addition to the parking. They will probably hire a couple more employees. Phillips advised that we would have to look at the parking to make sure that it is adequate; it may just be a matter of striping. Dave asked what we

mean by landscaping because they will only be taking enough asphalt out to put the building in. Bengel pointed out a couple of places that the landscaping can go to satisfy the requirements. Kent advised that we would need to know the lot coverage before permits are issued. We will need a site plan with the setbacks on it. They will not be changing signage. Kent asked if the addition is going to match the current building façade. Dave advised that FBI has a plan to make the entire building one continuous roofline and the buildings facades will match. Phillips advised that this is a signature street so it does have additional standards that apply. We will need to work with them on the landscaping because they are upgrading the property significantly so there are requirements for screening and landscaping. He advised that they refer to the landscaping standards as they apply. He asked about the lighting and Dave advised that they would be putting security lighting on the building. He owns the only residential area adjacent to the property and he will make sure that he shields the lighting from the residential area.

Kras advised that since drainage probably the main concern. This whole lot is impervious area. This was done prior to being annexed into the City and now that they are putting on the proposed addition they will need to conform to our Stormwater Ordinance and provide some type of management for the runoff. Bengel said that he does not know how they are going to do that unless they get some type of easement. Kras advised that something would have to be done for the stormwater management so if the residential portion is now part of the same lot that area can be used since it is the only green space. Bengel said that there is no way to channel the water to get it down to the residential area. This will not increase adverse conditions and there is a wetland near. Kras said that something would have to be done since the whole lot is an impervious area and that is not allowed. Bengel asked if he can get a variance and Pilz stated that he would like to see that they give this some thought first.

Pilz advised that we would need a right-of-way dedication on Horse Prairie. The requirement is for a 40' half-width. We will also need a sidewalk waiver.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Right-of-way
- Sidewalk Waiver
- State Release
- Building Permit