



**MEETING: Site Review Committee**  
**SUBJECT: Jewish Temple Addition**  
**ADDRESS: 1405 Evans Avenue**

**LOCATION: City Hall**  
**DATE: 5/10/05**  
**ZONING: R-2**  
**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
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612

#### PRESENTERS:

Cleon Stutler  
 Stutler Architects  
 762-3858

#### 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 the Jewish Temple located at 1405 Evans Avenue. 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.

Stutler advised that the existing building contains 4,119 square feet and the new addition is 2,895 square feet. It will have the same style architecture. The landscaping will be along the same lines as what is there now. They are adding limited parking to take into consideration the additional needs. There technically will not be any more people coming to the building because this addition is going to be for school purposes only. There is no assembly area. There are two different alternates on the entrance into the lot and they would be open to our suggestions. The existing lot sheet drains into the existing stormwater detention area and they are planning to increase the size of that area to accommodate the new addition and parking. He will give engineering the stormwater calculations right away.

Johnson advised that the Fire Chief walked around the area yesterday. If there is additional parking put in he would like to see something go to the north due to the fact that they would be able to access the back easier. This is strictly a suggestion. The Chief had some issues with the occupancy loads on the building. Stutler advised that it would be less than 300. They are planning one new exit at the end of the building and it is less than 75' from the existing exit. They still have

the exit to the north and left of the new addition. If the occupancy is over 300 it will be required to have sprinkling. They could possibly use grass pavers in the back if they do not want to pave. Thrasher advised that this will required a State Design Release.

Kent asked about the exterior and Stutler advised that the new exterior will match the existing building. We will need a landscaping plan. There are currently 48 parking spaces. We need to make sure that the parking needs are met and it requires one parking space for each 4 seats. There is residential across to the west so we will require screening on that wall. There will be no changes to the signage. Phillips advised that they should check the ADA parking requirements. Oeding said that in putting in the lane they need to meet or exceed what is under the street so it will not be a weak spot.

Brown had nothing since they are just extending the existing water service.

Kras stated that the detention pond may have been oversized and if it was they might not need to add on to that. They will need to show how the water from the site drains including elevations, grades, etc. They will need to have an erosion control plan. Stutler advised that they would come into the site from the existing drive.

Pilz said that we would need dedication of right-of-way, which requires 40' half-width. There is a sidewalk waiver on file. He suggested that they might want to move the widened drive over a little bit to eliminate the smaller weak edge.

#### ISSUES TO BE RESOLVED:

- Landscaping plan
- Detailed Site Plan
- Erosion control plan
- Right-of-way
- State Release
- Building Permit