



MEETING: Site Review Committee
SUBJECT: Eastport Centre
ADDRESS: Replat Lot 18,40,41

LOCATION/: City Hall
DATE: 11/29/2005

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(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
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219) 464-2346

PRESENTERS:

Pete Peuquet
465-7555
Dave Tiemens
Tiemens Land Surveying
(219) 987-2828

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 replat of Eastport Centre Lots 18, 40 and 41 into six lots. Peuquet stated that what they are proposing stems from the conversation that they had with the City about incubator space at the pilot building. They had thought that they would maybe they could expand that building for various clients but now they think the next phase could be to move the people into smaller spaces. They felt that they could do this is they reduced the size of some of the larger lots to get these clients to the incubator space. They have done this previously and it has worked out well. These lots would accommodate typical spaces of 4,000-6000 square feet. They will do the buildings for them in order to help them finance the buildings. Brown said that he believes that Lot 18 is in the wellhead protection area and also maybe a portion of Lot 41. The overlay ordinance requires that on a secondary plotting the delineation of the areas be shown. There are standards in the event that certain developments occur and they are in Article 37 of the ordinance.

Phillips said this is basically the same as a secondary plat so they should follow the standards of that procedure. It will require a public hearing. The property is in an M-2 district and the setbacks that were shown on the original plat were questionable. Were there any variances back on the first plat hearing? Pete advised that he was not sure but the setbacks shown are what were approved on the first plat. If they need variances that may need to be addressed. There is to be a 60' combined side setback, which may be a problem on some of the lots. They may need to come back on individual lots and request this variance. Phillips will check into this and will get back to Pete.

There are no trees on the site.

McDaniels said that there is only one tap per lot now. Tiemens said that Lots 41A and 18A and 18B will actually have to have the sewer extended to serve them. There is an existing manhole that is off the curb about 20' and they were hoping that they could go along the parkway or the easement with the extension. He will ask Dave about the manhole requirements.

Kras advised that they will have to cut the street for sanitary service for Lot 40A. Tiemens said that the manhole is already in the parkway on the south side of Lot 18 so they would just extend that in the easement to the north. Matt gave them the addressing for the lots to go on the plat.

Lot 40B will be 951, Lot 40A will be 961, Lot 41B will be 1051, Lot 41A will be 1061, Lot 18B will be 1151 and Lot 18A will be 1161. They should change the name on the Board of Public Works to John A. Hardwick. There should be signature spaces for the Planning Commission, Craig A. Phillips and Bruce Berner.

Phillips advised that he could probably get the revision for the public hearing notice into the paper if he submits it by noon today. They can then go forward in December. He would like them to include the 20' side setbacks on the plat. The 25' front setback is okay as it was approved on the first plat.

Kras asked how they are going to serve 40A. Tiemens said that it would require a street cut to tap into it unless we would allow a Y off of the existing tap to that lot. They will talk with Dave about that.

Phillips advised that if they would be requesting suspension of the rules at the Planning meeting he would need a letter requesting that.

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.