



**MEETING: Site Review Committee**  
**SUBJECT: Multi-Tenant Retail Building**  
**ADDRESS: 2511 & 2515 LaPorte Ave.**

**LOCATION: City Hall**  
**DATE: 12/20/05**

### 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
Dave Nondorf, Fire Chief	(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
Rick Walstra, Comcast Cable	(219)462-9990 ext. 13

#### PRESENTERS:

John Crook
DOPPCO Development
216-464-2709
Timothy Saylor
Land Design Consulting
574-536-4048

#### Media

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of a retail center on the McAfee Animal Hospital property.

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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction.

According to Crook, these plans have been edited to reflect changes made since the previous site review in September. The drive-thru has been removed from the east side of building. They are reviewing the access drive on Legend and possibly relocating it. Crook submitted new landscape plans. More silver maples were identified on this site. There is a nice array of trees, etc. around the entire building. Their landscape designer has been working closely with Steve Martinson. Dumpsters in rear will be relocated based on tenant needs. Dumpsters will be 5' from building and enclosed. The fence on the north side will stay or be replaced if needed. Phillips requested that the fence be noted on the plans when submitting for site approval. Crook explained the elevations of the building. It is complimentary to the building next to it. Signage will be reviewed and submit with more details.

Saylor provided additional information regarding the engineering of the site. There will be a slight increase in impervious surfaces. There will be 1.59 acres of hard surfaces. The detention pond size will be .2 acre/feet. It will be a dry basin with outlet. Wetland grasses will be added to make the site more aesthetically pleasing. There is an existing hydrant that will remain and the building will have a sprinkler system throughout. Nondorf mentioned an additional hydrant might be

required. Brown noted they would maintain the 600' between hydrants. Nondorf also suggested installing a Knox-Box.

Kras spoke for Dave Pilz who was absent. Pilz would like the drive widths to increase from 21' to 24' if possible. Saylor noted that 21' is the current entrance to Gelsosomo's Pizza. To modify and maintain it would be a challenge. They will review the entrances.

Oeding is concerned with existing sidewalk and making sure it meets ADA standards at Legend Drive. Additional review of crosswalk with Dave Pilz may be necessary. Oeding would like sidewalk to match up to present walk. Phillips suggested Crook coordinate sidewalks to apartment with Andy Moats of Design Organization.

Percentage of lot coverage (75% or less required on LaPorte Ave.), building set backs, and building height are needed for site Improvement permit.

Parks Dept. and Planning Dept will review the landscape plan submitted. There is a 5% landscaping requirement for commercial site. A tree survey is also needed. Architecturally, Phillips suggests additional embellishments. Phillips encourages gooseneck decorative lighting and carrying brick veneer up to the piers on the vertical elements. Due to the residential area behind the building, the dumpster location and enclosure will be reviewed closely, awnings over doors in rear are recommended, wall packs in rear will need screening, and 1/3 footcandle is suggested at the property line. Crook noted that there would be parapets to hide rooftop. Only a monument style signage is allowed with a maximum of 6' in height. Phillips noted that parking standards have been met with necessary handicap spaces. Phillips also encouraged additional landscaping around the detention pond (Culver's is an excellent example).

Thrasher explained that a demolition permit is needed to tear down existing building. A State Design Release is needed before a building permit is issued.

Kras discussed overflow concerns. Currently, it appears that any overflow will go into the street. That should, instead, flow into the detention pond. It could be possible to eliminate the storm line in front of the building (or a portion of it) and have parking lot runoff go into the grass area and flow into detention pond. Outlet pipe from detention area must outlet on private property. Kras offered to provide developer with detention calculations and intensities/rain fall depths.

Kras again spoke for Pilz who was absent. There may be additional right-of-way required at LaPorte Avenue and Legend Drive. An erosion control plan is needed. Kras suggested using cast iron plates for the truncated dome areas.

McDaniels noted that there are additional requirements for the restaurant. They can contact Ed Piarski for grease trap requirements. McDaniels explained that the service would need to tap into the main line and not into a manhole. They can contact Bob Fitzgerald with any additional questions.

Brown advised there should be one meter for each service. Since the building will have a sprinkler system, backflow protection on the meter is required. Backflow protection is required for any lawn irrigation.

Martinson pointed out that they provided an excellent landscape plan. His only concern is the white oak tree (#29). Crook suggested crossing Legend before the tree and thus leaving the tree alone. Phillips suggested consulting with Andy Moats from DO. Martinson explained the importance of protecting this tree during construction, watering if necessary.

#### ISSUES TO BE RESOLVED:

Landscaping plan  
Detailed Site Plan  
Site Improvement Permit

Erosion control plan  
Sanitary/Sewer  
State Design Release

Right-of-way  
Backflow Prevention  
Building Permit