



MEETING: Site Review Committee
SUBJECT: JimBob's Tire Shop
ADDRESS: 1105 Calumet Avenue

LOCATION: City Hall
DATE: March 22, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Matt Evans, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Doug Weldon, Eurodezigns,
219-805-1467 / tixxman1@apl.com
Lukas Weldon
219-484-8049

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us. The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed used tire sale and repair facility. Kent 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.

EXPLANATION OF PROJECT: This business will be strictly for the sale of used tires and repair of flat tires. There will be no auto repair. There is separate parking for the used tire shop. There would be no interference with parking for the cell phone shop.

STAFF COMMENTS:

PILARASKI: There are no comments concerning this project. An on site inspection of the site is needed to insure that no flammable or hazardous materials are kept on site. An appointment for this inspection needs to be scheduled with the Water Reclamation Department as soon as possible.

BURKMAN: This building was used as a hair salon. There will be no floor drains installed. There is existing sidewalk. The right-of-way dedication needs to be 40' per the City's thoroughfare plan rather than the 30' there now. Before any permits can be pulled, this additional 10' must be dedicated. Since this building is being leased, this right-of-way dedication will have to be done through the property owner. An example of the 10' right-of-way can be provided. The existing sign may be in the right-of-way. This sign may have to be removed. Further discussion will be needed concerning this sign.

THRASHER: There is an existing wall between the tire shop and the cell phone shop. There will

be no remodel work done on the interior of the building. This use is considered an S1 and there are no separation requirements between the two uses per code. However, the issue is going to be tire storage. An inspection by the Fire Department prior to occupancy to insure tire storage is being done properly and to code is required. A building permit for the dumpster enclosure will be required. A permit for signage will be required. The sign on the building that faces south is above the roof line and is not permitted. This sign must be completely removed. Tire storage outside is not permitted. The height of any fencing installed along the rear of the property cannot exceed 6'.

KENT: This property is zoned Commercial General. The cell phone shop is a permitted use. The tire shop is a limited use under the Commercial General Zoning District and there are additional requirements and conditions for this property, which include lighting and landscaping. The Planning Department needs a detailed site plan showing a north arrow, the project title, and contact information. The site plan also needs to show the square footage of the building, the square footage of the existing lot, and the dimensions of the lot. The current building setbacks on all sides and any easements also need to be shown on the site plan. Contacting the landlord regarding a property site plan or survey was suggested. At least 9 parking spaces are required and need to be shown on the site plan. This is 2 spaces for the tire shop and 7 spaces for the cell shop. The parking spaces need to be 9' x 20' per City code. The square footage of the building is approximately 2,400 square feet. The drawing needs to show the location and square footage of the restroom, storage area, and the different uses of the building. Since this property is adjacent to a residential area, a detailed landscape plan, indicating compliance with the buffer standard is required per Article 10 of the UDO. Article 10 may be viewed on the City of Valparaiso website, www.valpo.us. Either a 15' wide landscape buffer or an opaque fence with landscaping consisting of 1 shade tree, 3 small trees, and 20 shrubs on a 5' landscape buffer between the tire shop property and the residential property to the rear is required. The landscape plans needs to include the names of trees and shrubs being planted. Three copies of this landscape plane are needed. Lighting needs to be brought into compliance with 3/10's of a foot candle at the adjacent property lines and shields provided to insure there will be no glare for passing motorists, pedestrians, or vehicles. Signage will be based on a maximum aggregate of 3 square feet per linear foot of building frontage. Repair bays/areas may not face toward or be located adjacent to public right of way or adjacent residential properties. There will no service bays in the building. If the tires are to be repaired outside, this repair area needs to be shown on the detailed site plan. Outdoor storage is limited to a completely enclosed area per Article 2.405. According to calculations, this would be a maximum of 37.5 square feet. The square footage of the proposed storage area needs to be provided. The storage area must be constructed of either masonry materials to match the existing building, with a wall or fence with 2' tall shrubs around the perimeter of the enclosure. There will be a 6 yard dumpster on site and will be located on the south side of the building. Screening for this area will be required. The site plan will need to reflect where this dumpster is located. **Any violations or issues on site need to be addressed before occupancy can be granted.**

MCINTIRE: Backflow protection for the meter will be required. Shaun Shifflett should be contacted concerning the backflow type needed. He can also supply a list of certified backflow testers.

EVANS: No comments.

JOHNSON: The indoor tire storage is a big issue with the Fire Department. This building is not suitable for this type of business because it is connected to another business. There are no fire suppression systems in the building. There will be very strict limitations on the amount of tires that will be allowed. Chapters 23 and 25 of the International Fire Code outline the specifications that will have to be met. The Building Commissioner has a copy of these Chapters. Written documentation must be provided regarding the maximum amount of tires that will be kept in and around the building. The type of storage i.e. stacked or in racks and where the tires will be stored also needs to be provided. Depending on the quantity of tires stored, a one-hour separation may

be needed. There is a permitting process through the Fire Department in accordance with 94.105 of the City ordinances. A Knox Box will be required. Hot work will not be permitted.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Right-of-way
- Detailed Site Plan
- Knox Box
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance