



MEETING: Site Review Committee
SUBJECT: WiseWay Expansion
ADDRESS: 2800 Calumet Avenue

LOCATION: City Hall
DATE: May 31, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Matt Evans, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Robert K. Collins, WiseWay Foods
(219) 650-6015 / rcollins@wisewayfoods.com

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 addition to WiseWay located on Calumet Avenue. 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.

EXPLANATION OF PROJECT: This is an 8,600 square foot addition to the south side of the building. There will be a realignment of some of the departments within the store. The produce section will be moved to the south side. There will be a new bakery-deli area. The meat refrigeration/freezer complex will be rebuilt. The dairy section will be expanded. This will include an exterior facelift, as well as an interior remodel. This will be a significant remodel. The previous submission for site review indicated the loading dock on the east side of the building with a diagonal orientation to the southeast. Since then, the loading dock has been relocated to the south end facing east. The decision on whether this will be a submerged dock will be made later in the week. There does not seem to be adequate drainage fall for this to be a submerged dock so it will probably be a grade dock.

STAFF COMMENTS:

PILARSKI: There is not sufficient information to comment on the project at this time. An internal plumbing plan, to include the new addition, is needed. An exterior sanitary sewer profile is also needed. The line coming from the grease interceptor is shown; however, no other lines are shown. Other connection points from the building, including the new addition, need to be shown. The plans should be sent directly to Mr. Pilarski.

THRASHER: A State Construction Design Release is required before the issuance of a building permit. A permit will also be required for any changes in signage.

BURKMAN: The line being covered by the new addition will be removed. The grease trap and the sanitary manhole will be moved south. Collins stated the exact locations have not been determined. The Engineering Department will need to know the locations of the grease trap and sanitary manhole. Sewer lines are privately owned and maintained. The parking spaces in the loading dock area appear to make it difficult for a truck to back into the dock. These spaces may cause a problem with circulation. Burkman asked Phillips if there was a right-of-way dedication requirement along the east side of Calumet and the north side of Vale Park. Burkman will research the right-of-way dedication and follow-up directly with Mr. Collins. A site permit covering sanitary sewer and erosion control will be required. Burkman asked if a timeline exists pertaining to the drainage improvements and reshaping the site. Collins said this has not been discussed, but the intention is to start work this year.

MCALPINE: McAlpine asked if any improvements are being done to the parking lot between WiseWay and the carwash. Collins stated improvements would be made as far as their property line which is through the end of the vacuuming units of the carwash. There are some common parking areas that may not be improved. Collins stated the entire parking lot would be new by the end of this project. The west side was done last year. The east side, north and south will be done. McAlpine asked if storm sewer work had been done to help alleviate some issues with flooding and ponding. Collins said the last leg of the storm sewer going south was a 20" pipe that was choked down to a 12" going toward Calumet. This was replaced with a 24" pipe. It was suggested there may be opportunities to improve the very poor drainage situation on the south side. Mr. Collins stated that he is working to get the site re-sculpted to provide proper drainage. The entire North Calumet area has been identified as high priority because of the large commercial corridor and it is good to see private development can help to fix these drainage areas. In order for the Engineering Department to better understand what is being done and know how the drainage should work, including the Engineering Department in the design work was suggested. Burkman stated that Rich Hudson has been in contact with Engineering. Burkman asked if one of the improvements concerning drainage is going to be an overflow carved in at the southwest corner of the lot to get the flood water out to Vale Park. Collins stated that this will be done. There will also be some shaping along the east side. McAlpine asked if an overflow is being considered for the north side of WiseWay near the gas station. Collins stated that as part of the west parking lot improvements, the storm sewer, which was at half flow, was cleaned. McAlpine asked if any improvements would be made to the north side of the parking lot. Collins said WiseWay has no parking lot on the north side, only a portion of the common drive, but he would like the drainage to be better. Engineering will contact Rich Hudson from GAI to see what is being done. McAlpine suggested considering a green roof. It is important to find areas where runoff can be reduced.

PHILLIPS: The three-year allowance as far as the vesting rights of the property under the old zoning ordinance requirements expires on August 26, 2011. This needs to be kept in mind, if it is the intention of WiseWay to have the project reviewed and approved under the old ordinance standards, which are in some cases less severe with regard to landscaping, architecture, etc. Comments being made for this meeting are being based on the old standards and are similar to those made during the first site review. Parking is still a very important issue and needs to be reviewed. Collins stated WiseWay got a variance for parking. When Fagen was torn down, this parking was added in and the parking along the south side of the building was removed. This needs to be verified. The green space needs to be an 80% maximum. Collins stated this requirement is being met. A payment in-lieu-of installation for the pathway was discussed. The payment would be figured by pro-rating the distance across the south property line. This needs further discussion. John Siebert, Parks Director, needs to be made aware of this and understand the calculation used. Landscaping on the east side of Calumet was discussed. Burkman stated

the city put this in as this was part of the North Calumet Avenue project. There is also a pocket of landscaping around the WiseWay sign. There is no pathway along the west side of Calumet. Sidewalks were recently installed during the North Calumet Avenue project. Further discussion with John Siebert regarding the payment in-lieu-of for the pathway on the Vale Park side, as well as what, if anything needs to be done about Calumet Avenue is needed. A landscape plan for along the building showing material to be used is needed. The change to the dock location is good. A wing wall along the dock is needed. This wing wall should be an extension of the building architecture. Architecture needs to be discussed. Currently the dumpsters are located on the north end of the east side. If these dumpsters are moved, they will have to be screened in accordance with the ordinance. This enclosure should be a material that matches the building, but should at least be wood fencing painted the same color as the building and needs to be gated, especially if it is facing the right-of-way, or is visible from and adjacent property. Signage needs to be reviewed. The calculation for signage is 3 square feet per linear foot of building frontage. Changing the pylon sign, except for panel changes is not advised. The standards are significantly stricter than when the building was built. A visit to the site to review landscaping, architecture, and other issues is recommended.

EVANS: No comments on this project.

GESKEY: The water service at the south side of the carwash is cut and capped. The new building appears to cover the water lines. Collins stated the water lines in the loading dock are being picked up at this point and being brought into the building. The section shown being covered by the building is being abandoned.

JOHNSON: Placing the fire department connection in the back is a better location and will be closer to a hydrant. The area will be hashed-off and posted no parking. If there is a wall post indicator valve it should be moved. The risers will be relocated. The building will be 100% sprinkled. Public exits will be added. A Knox Box is required and should be put in the front of the building.

BURKMAN: Per the City's Unified Development Ordinance (Section 8.203.C), along the WiseWay Frontages, the required half-width right-of-way is 50 feet along Calumet and 40 feet along Vale Park. If this current width is not available, the remaining portion of it will have to be dedicated as right-of-way as a condition of permit approvals.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Sanitary Sewer Permit
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box
- Internal Plumbing Plan
- Exterior Sanitary Sewer Profile