



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: AM Stabilizers
ADDRESS: 705 Silhavy Road

LOCATION: City Hall
DATE: August 6, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Adam McAlpine, Engineering Dept.	(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
Dave Souders, Fire Department	(219) 462-8325

PRESENTERS:

Scott Trueblood, Holladay Construction Group
(219) 406-1075 / strueblood@hcglc.net
Frank Kusbel, AM Stabilizers
(219) 844-3980 / fusbel@amstabilizers.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 demolition of existing office area and new construction for AM Stabilizers located at 705 Silhavy Road. 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: AM Stabilizers purchased the old North Coast Distribution facility. Holladay Construction has been hired to design and manage the construction of the office area. The preliminary drawings show the general concept of what will be done. The work will consist of demolition of the existing office area and a refit to a new office conceptual floor plan. Kent requested clarification concerning the plans for the remainder of the building. Trueblood indicated this will be a PVC powder manufacturing facility at the rear of the building. Holladay is working with another engineering firm for design of the manufacturing area. Trueblood stated the manufacturing portion of the building will come back for site review.

STAFF COMMENTS:

THRASHER: A Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Thrasher is aware the building is sprinkled and mentioned that up to 20 heads can be removed before it is necessary to submit to the State for a sprinkler release.

SOUDERS: Souders indicated that if sprinkler heads are moved notifying the Fire Department will be necessary. Souders is aware the fire department connection is on the north side of the building rather than at the front of the building. Souders stated a sign will be necessary to indicate the location of the fire department connection. During construction emergency and exit lighting must be maintained. Souders requested clarification concerning the hot room. Trueblood indicated that part of the testing of PVC involves the use of an oven.

KENT: The parking requirement is 3 spaces for 1,000 sq. ft. of office space. Storage areas and restroom areas are not included in this calculation. The allowable signage is 3 sq. ft. per linear foot of building frontage facing Silhavy. A new face can be placed on the existing monument sign. A permit will be required. Kent indicated that if landscaping upgrades are being considered, 3 copies of a landscape plan will be required prior to planting. No exterior improvements are being considered at this time.

MCALPINE: As no exterior work is being considered, Engineering has no comments at this time.

PILARSKI: There is a sanitary sewer on the south side of the building which also contains a control manhole for compliance determining purposes. Pilarski pointed out that waste water discharges from the facility will be required to meet those in Chapter 52 of the City of Valparaiso's Code of Ordinances. More information concerning the potential manufacturing will be needed. Pilarski provided an Industrial Waste Water Survey to provide information concerning what is being produced and how the equipment is tied into the sanitary sewer. Pilarski requested an internal plumbing plan for office remodel portion of the project. The manufacturing portion will require further discussion.

GESKEY: Geskey asked if any changes are being made to the water service coming into the building. Trueblood indicated no changes will be made. Geskey stated there is existing backflow protection for fire, domestic, and lawn irrigation at the facility. The backflow for the lawn irrigation is not active at this time. Geskey stated Shaun Shifflett should be contacted concerning backflow testing. Geskey requested clarification concerning the building address. Trueblood stated the address is 705 Silhavy. Geskey said Water Department records indicate all water is issued under 709 Silhavy. This should be corrected when AM Stabilizers becomes a customer.

ISSUES TO BE RESOLVED:

- Landscaping Plan (if landscaping is updated)
- Detailed Site Plan
- Backflow Prevention Testing
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Sign for FDC Location
- All Contractors Registered With City
- Industrial Waste Water Survey