



**MEETING: Site Review Committee**  
**SUBJECT: Harley-Davidson of Valparaiso**  
**ADDRESS: 1151 Morthland Drive**

**LOCATION: City Hall**  
**DATE: September 16, 2014**

**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174

**PRESENTERS:**

William Ferngren, Ferngren Law Offices, LLC  
(219) 464-4500 / [bill@ferngrenlaw.com](mailto:bill@ferngrenlaw.com)

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:

**OPENING:** The Site Review Committee met to discuss the proposed addition of warehouse space for the Harley-Davidson dealership located at 1151 Morthland Drive. 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:** Ferngren stated the drawings submitted are for a proposed expansion for the Harley-Davidson Dealership, Sales and Service Center at 1151 Morthland Drive. The addition will be 80' by 32' which will be 2, 560 sq. ft. The purpose for the expansion is to provide more space and will be additional storage/ warehouse area. The open-air building will have a concrete floor and additional shelving. There will no additional plumbing fixtures. This addition will mirror the rest of the building and extend 32 ft to the south.

**STAFF COMMENTS:**

**MCALPINE:** McAlpine asked if the area being used for this addition is hard surface. Ferngren indicated the area is grass. McAlpine indicated there is no detention pond at this site. McAlpine believes water sheets south and toward Salt Creek. McAlpine stated the storm water billing for this site will be reviewed and the additional hard surface will be added. There will be an increase in run-off; however, there will be no requirements to accommodate this.

**BURKMAN:** Burkman is aware there will be no new sanitary sewer run to the building. An erosion control plan showing the measures to minimize the erosion from the site and the grading will be required. A Site Permit is required for the local erosion control permit. As part of the Site Permit a sewer inspection will be required. Burkman suggested potentially re-subdividing this property. Burkman stated the City does not maintain Marsh Street south of Ore Street or Southpoint Circle, which front this new addition. There is currently no right-of-way for it because it is a private street.

**THRASHER:** Thrasher believes the dimensions shown on the plans are not accurate. These need to be checked. The dimensions shown on the plans submitted for site review indicate the building is over 20,000 sq. ft. which will require a sprinkler system. This needs clarification. A State Construction Design Release is required before Building Permits can be issued. All

contractors working on this project must be registered with the City. New signage will require a permit.

**KENT:** Kent reiterated consideration be given to replatting the site. The rear yard setback is 10 ft., front yard setback is 15 ft. and the side yard setback is 8ft., totaling 16 ft. for the two. This site is located in the Eastgate Overlay and the maximum lot coverage is 75%. The landscape ratio is 25%. The requirement for on lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acre. If additional parking is added to the site there will be a requirement for 1 large tree per 8 parking spaces and 1 shrub, perennial or ornamental grass per 4 spaces. Under Article 11, Section 11.501, Non-residential Design Standards, pre-fabricated metal siding is a prohibited material. A variance will be necessary to construct the building as proposed. Kent indicated he will review the offset requirements to see if providing windows or some type of offset will be necessary. A Zoning Clearance is required. Kent indicated the roof pitch requirement is either between 6:12 and 12:12. The roof for this building is pitched at 3:2. This may require a variance.

**PILARSKI:** Pilarski stated that since the project does not entail changing the internal plumbing plan and the sanitary waste water discharges will not change, Pilarski presented no comments from the Water Reclamation Department.

**GESKEY:** Geskey stated the sanitary sewer comes out the south end of the building and the clean-out is located next to the building; therefore, it will be necessary to relocate the clean-out within 5 ft. of the south edge of the new addition. Geskey provided no comments concerning water.

#### **ISSUES TO BE RESOLVED:**

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

Variances (metal siding and roof pitch)

Possible replatting

Moving clean-out

Sewer inspection

Offsets

All contractors must be registered with the City