



MEETING: Site Review Committee
SUBJECT: Cold Storage Equipment Building
ADDRESS: 1351 Joliet Road

LOCATION: City Hall
DATE: October 21, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Clint Marshall, G. E. Marshall, Inc.
 (219)462-3415/clintm@gemarshall.com
 Dan Cosentino, Morton Buildings
 (219)733-2562/dan.cosentino@mortonbuildings.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 the proposed cold storage equipment building for G. E. Marshall to be located at 1351 Joliet 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: G. E. Marshall wants to place a 54' x 90' cold storage building to be used for equipment storage. Cosentino stated the setbacks being proposed are 15 ft. off the east property line and 10 ft. from the south property line. Marshall indicated the south roof line will run in a revetment stabilized swale between the Marshall property and the City of Valparaiso Wastewater Treatment facility property. Marshall stated the swale is 100% rip wrapped. The north roof line will run west to an existing catch basin in the current drive/parking area. The south area is limestone aggregate and they are proposing this remain the same. The north edge is an asphalt paved area. Some of the asphalt will be removed for the installation of the cold storage building. Once the building is installed, they are proposing to repave up against the north edge of the new building.

STAFF COMMENTS:

BURKMAN: Burkman asked if the drain for the north roof line that runs to the catch basin drains south to the ditch. Marshall confirmed that it drains south and eventually is piped to the ditch. Burkman stated a 30 ft. right-of-way dedication is required along the Joliet Road frontage. The county parcel line information on their GIS is running from the centerline of the road. The City Unified Development Ordinance requires a 60 ft. right-of-way band down Joliet Road (30 ft. either side of center). As a condition of issuing permits, the 30 ft. dedication to the City is required. Burkman mentioned there is very minimal green space on the site and not much in the way of stormwater management other than the ditch that conveys to the creek. Burkman encourages any opportunity to reduce some of the impervious surfaces and add some green space. Burkman conveyed a sidewalk waiver from 1978 is on file. This is basically an outstanding obligation to

install the sidewalk along the south side of Joliet along the frontage of this property at some future date. Burkman said at this point it makes sense to leave this as it is; however, if in the future the City is doing a sidewalk project it would be necessary to make good on the obligation to install sidewalk at that time. Burkman said in the southwest corner it appears there is an encroachment onto the Utilities property. This encroachment measures approximately 3,000 sq. ft. If there has been no conveyance of this property, future conversation may be needed. Burkman stated a Site Permit will be required for the local erosion control permit.

THRASHER: A State Construction Design Release will be required prior to issuance of the Building Permit. All contractors working on this project must be registered with the City.

SOUDERS: Souders is aware the building will be used for cold storage of vehicles only. Fuels will not be stored, no mechanical work will be performed and no welding will be done. Cosentino stated there will be only enough power to supply the door openers. Souders stated installing fire extinguishers will be necessary. Souders conveyed a Knox Box is not required; however, the Fire Department is requesting a Knox Box be installed.

KENT: Kent indicated the front yard setback is 25 ft.; side yard setback is 10 ft.; rear yard is 10 ft. The parking requirement is 1 space for each 500 sq. ft. of building. The plans must show all the parking on the site. Kent said the location of the ADA parking spaces needs to be shown on the overall plans. A Zoning Clearance is required. Kent conveyed that he will look at the Unified Development Ordinance to determine the development standards for the building. Offsets may be required for the building. Cosentino requested clarification on the offsets. Kent will provide information concerning the offsets. (*See attached comments concerning offsets.) Kent indicated there was a variance in 2013 to allow for a requirement of 5.6% of lot coverage from the required 30%. The building plans must indicate the color of building. The plans must include the building elevations.

WEGRZYN: Wegrzyn had no comments.

PILARSKI: Since the building will have no sanitary sewer service and is strictly an equipment storage building, Pilarski had no comments.

GESKEY: Geskey asked if there was room on the south side of the building to get an excavator in to dip the ditch. Marshall said there will not be room on their side. Marshall mentioned he looked at it this morning before coming to site review and it appears to be clean and free-flowing. Geskey mentioned this because there could be silt buildup in the future. Geskey presented no other comments.

ISSUES TO BE RESOLVED:

Right-of-way

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Zoning Clearance

All contractors must be registered with the City

Fire Extinguishers

Knox Box

Encroachment on Utilities Property – Southwest Corner

Building Offsets

*Dan,

The following standards will apply to the proposed building.

Sec. 11.502 Building Dimensions

- A. **Maximum Horizontal Dimension.** No building wall shall have an uninterrupted horizontal dimension of more than 80 feet for buildings with footprints 15,000 square feet, and larger and no more than 40 percent of facade length for buildings with footprints smaller than 15,000 square feet in area.
- B. **Required Offsets.**
 - 1. Building walls with a horizontal dimension of more than 80 feet shall have projections or recesses of at least six feet, and at least two feet for buildings with horizontal dimension of less than 80 feet, measured perpendicular to the vertical plane of the wall. These projections or recesses shall be spaced not more than 80 feet apart. Projections or recesses shall have a horizontal dimension parallel to the building wall from which the offset is measured of at least the lesser of:
 - a. 20 feet; or
 - b. 20 percent of the building facade. See **Figure 11.502, Required Offsets.**