



MEETING: Site Review Committee
SUBJECT: Task Force Tips-Storage Buildings
ADDRESS: 3701 Innovation Way

LOCATION: City Hall
DATE: May 26, 2015

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
Matt Evans, Public Works Director	(219) 462-4612

PRESENTERS:

Terry Voltz, Cleary Building Corp.
 (219) 733-1442 / tvoltz@clearybuilding.com
 Chuck Ransom, Task Force Tips
 (219) 548-1062 / crr@tft.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 storage buildings to be located at 3701 Innovation Way. 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: Voltz indicated the project includes two buildings. One will be 50'x 96'x15' that will be used for storage of lawn mowing equipment, trailers and vehicles. This building will have 12 overhead doors, two walk doors and six windows. This is just a basic pole barn style structure used for storage. Ransom stated there will be no electric power. The second building will be 24'x30'x15' with two porches, two overhead doors and four double style walk doors. This building will be used to house a water pump used for equipment and nozzle testing. Ransom indicated this will also be a cold storage building.

STAFF COMMENTS:

GESKEY: Geskey asked how water is fed to the pond. Ransom said the water comes out of the pond and is re-circulated back to the pond. Ransom confirmed that no water or sewer service will be added to either of the buildings. Geskey presented no other comments,

PILARSKI: Since no sanitary sewer is being added to the buildings. Pilarski presented no comments.

MCALPINE: McAlpine mentioned the plan shows a proposed parking lot and asked if this parking lot was part of the overall site plan for the original building. Ransom said the parking lot was part of the original building and that it had been recently paved. McAlpine presented no other comments.

KENT: Kent asked if the buildings will match the original building. Ransom indicated they will be blue and gray. Kent stated they meet the standard for an accessory structure with regard to the building height.

THRASHER: Thrasher stated State Construction Design Releases will be required for the buildings prior to issuance of Building Permits. Thrasher mentioned each building will require a

Building Permit. All contractors working on the project must be registered with the City. If signage is considered in the future for the buildings, a Sign Permit will be required.

EVANS: Since the project does not impact the rights-of-way, Evans presented no comments.

BURKMAN: Burkman stated a Site Permit will be required for erosion control purposes since they will be right up against the pond. Since soil will be disturbed erosion control measures need to be in place. The Site Permit can be obtained through the Engineering Department.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage Permit (if required)

Zoning Clearance