



**MEETING: Site Review Committee**  
**SUBJECT: Home Acres Building Supply**  
**ADDRESS: 1457 S. State Road 2**

**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
Media	

### PRESENTERS:

Kent Pollack, Pollack Architectural Group  
 (219) 464-9398 / [kentp@pollackarchgroup.com](mailto:kentp@pollackarchgroup.com)  
 Randy Ritsema, Home Acres Building Supply  
 (616) 724-2741 / [RRitsema@HomeAcres.com](mailto:RRitsema@HomeAcres.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 Home Acres Building Supply to be located at 1457 S. State Road 2. 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:** Pollack indicated the old Fetla building will be converted into a Home Acres Building Supply. Pollack stated that Home Acres is a large corporation and is located in approximately 15 states. Currently they are based out of South Bend and supply most of this area. They want to establish a site in Valparaiso. Pollack indicated that most of their business is with contractors; however, they will accept orders from the general public but this is very minimal. Ritsema said they do not advertise for retail. Pollack indicated the left side of the building will be heated storage and the right side will be for cold storage uses. The center portion of the building will be used for office area. Pollack mentioned they will apply the variances that were approved earlier. The steel on the front of the building will be removed and replaced with new white steel siding. The center section will be finished with cultured stone. The canopies will be filled in with space. Pollack said everything that is currently roofed will remain roofed and they will bring the building out to the edge of the roof lines. Pollack mentioned that Torrenge Engineering is doing the site design. Pollack said the drive behind the building will be gravel. The road cuts are almost identical to the cuts provided by Gariup. Pollack is aware that water will have to be brought from across the street. There are catch basins around the building and they appear to feed to the stream at the back. Pollack mentioned there will be an outside storage area for steel. Ritsema indicated that there will be new asphalt on the west and north sides of the building.

### STAFF COMMENTS:

**GESKEY:** Geskey said there is a water main that crosses underneath State Road 2 and serves the fire protection for the building. However, there is no domestic water in the building. Contacting Geskey concerning domestic water will be necessary. The water cannot be spilt inside the building. It must be spilt outside. Geskey mentioned that Dave Souders the Fire Department

representative is absent. Geskey said Souders may request additional hydrants. There is also a fire department connection on the building. Pollock asked if the well could still be used. Geskey stated that if the well is still functioning they can use it; however, if the well is out it will be necessary to cap it. Geskey deferred comments concerning sanitary sewer to the Engineering Department.

**PILARSKI:** Pilarski asked if there is a septic system on site. Pollock confirmed there is a septic system. Pilarski stated the septic system needs to be properly decommissioned. Contacting Pilarski concerning this issue will be necessary. Submitting an internal plumbing plan is required. Pilarski conveyed a clean-out must be located within 5 ft. of the building. Pilarski deferred comments concerning the sanitary sewer to the Engineering Department.

**MCALPINE:** Submitting more information regarding the storm sewer pipe size and slopes is necessary. McAlpine is unsure how well the area drains. Providing the total amount of hard surface area for what is being proposed is necessary. This calculation will be the basis for the storm water classification and utility fee. McAlpine mentioned the width of the rear drive seems narrow. McAlpine asked if a portion of the building at the rear is being removed. Pollock said everything that is wood on this side will be removed. McAlpine wants to see proposed grades. Ensuring the drainage system functions properly is important.

**KENT:** Kent mentioned the City is pleased to see a tenant wanting to move into this building. This property was annexed by the City in 2012 as a proposed gun range; however, this did not happen. In 2013 Gariup requested a number of variances: **1)** Use variance from Article 2, Section 2.201, of the Valparaiso Unified Development Ordinance to allow for uses permitted in the INL, Light Industrial Zoning District on the property. Permitted uses shall include assembly of products and fixtures from pre-manufactured components, building, development and general contracting; special trade contractors, excluding outside storage of any equipment that is more than 12 feet in height; and pipe and/or metal fabrication, welding, cutting and threading of piping materials; **2)** a variance from Article 10, Section 10.301, to vary the requirement of 50 large trees, 100 small trees and 278 bushes; **3)** a variance from Article 10, Section 10.303, to vary the required 56 large trees, 83 small trees and 222 bushes on site to allow for 26 large trees, 4 small trees, 784 rain gardens and 586 flowering plants; **4)** a variance from Article 10, Section 10.304, to vary the required 10 large trees and 83 small trees on site; **5)** a variance from Article 11, Section 11.502, to vary the required wall projections of six feet for walls with a horizontal dimension of 80 feet to allow for a projection of zero (0) feet; **6)** a variance from Article 11, Section 11.503, to vary the requirement that building elevations shall not have blank walls of more than 16 feet in horizontal or vertical direction to allow for blank areas of roughly 22 feet; **7)** a variance from Article 11, Section 11.506, to vary the required transparency of 60% to allow for a transparency of 10%; **8)** a variance from Article 11, Section 11.507, to vary the requirement that metal siding shall be a prohibited material on an existing building facing the right-of-way; **9)** a variance from Article 11, Section 11.508, to vary the requirement for a flat roof system, to allow for the existing flat roof to remain. Kent said the "Findings of Fact" attached a contingency that the City Engineer's Office review the plans for the fill proposed for placement behind the building. The Board of Zoning Appeals also approved some conditions: **1)** wood poles located in the parking lot are removed; **2)** outdoor storage shall not be visible from the right-of-way, including the parking lots for Fetla's. Kent said outdoor storage was mentioned for the southeast side of the building. It will be necessary to make sure there will be heavy landscaping to hide the outdoor storage area; **3)** no outdoor storage of heavy vehicles and equipment, not limited to truck rentals or heavy equipment, transportation services, recreational vehicles, manufactured homes unless located behind a landscaped, fenced area and located behind the principle building; **4)** the Fetla building shall be connected to sewer and water; **5)** the maximum noise decibels from 9:00 a.m. to 11:00 p.m. will be 65 and from 11:00 p.m. to 9:00 a.m. will be 55; **6)** the landscaping plan submitted as part of the approval with regard to landscaping, curbing and façade renovations be completed prior to occupancy. Ritsema asked if

there is a requirement for fencing. Kent said there is no requirement for fencing; however, there are standards concerning fencing. Ritsema said there is currently chain link fencing on the site. Kent stated fencing in the rear can remain chain link; however, any fencing in the front must be ornamental. Referring to Article 2, Section 2.402 for fencing standards is suggested.

**THRASHER:** Thrasher stated 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. All signage will require a permit. A 6' tall monument sign is allowed. Kent interjected that if Home Acres applies for a façade improvement grant the pole sign would have to be removed to comply with the sign standards. Part of the façade grant funds can be used towards a new sign. Thrasher indicated it will be necessary to install a Knox Box. Thrasher said it will be necessary to contact Dave Souders at the Fire Department to discuss access to the rear of the building. Souders may be contacted at 219-462-8325 or [dsouders@valpo.us](mailto:dsouders@valpo.us). Kent suggested it may be best to contact Souders and meet at the site.

**EVANS:** Evans mentioned this is a State road and he suggested contacting the State about what their expectations will be if a cut is made to the State right-of-way. Pollock indicated Don has had some discussion with the State and may be aware of what the State wants.

**BURKMAN:** Burkman stated there is a right-of-way dedication requirement in our UDO that anytime development takes place along specific corridors the right-of-way needs to be brought into compliance with the Thoroughfare Plan's established widths. The width for State Road 2 is 80 feet of right-of-way, or 40 feet on either side of center. Therefore, sufficient right-of-way along the sites frontage needs to be dedicated to achieve the 40 ft. width. Burkman provided two exhibits concerning options for the sanitary sewer that were prepared in 2012. The exhibits show what the City's expectations will be. The State does not like individual service laterals being punched under a State road. It will be necessary to bring a public sewer across the street and run it along the frontage of the site. The difference between the two options is basically one is a gravity aided sewer main and the other is low pressure force main system. Discussing the pros and cons of each system with Torrenga is suggested. If the system is low pressure an E1 pump system will be required and will be perpetually owned and maintained by Home Acres. Developing a sanitary sewer plan is necessary. Burkman said that what comes across the road and what comes across the frontage will be considered public. The lateral for Home Acres will be tied into this line and will be private. Burkman mentioned the existing sewer on the north side of State Road 2 is 12" in diameter. Burkman indicated that coordination with INDOT to determine the installation method of the crossing under State Road 2 will be required. Burkman conveyed that improvements along the property's frontage to bring it in line with City standards will be required. These improvements include curb and gutter and sidewalk installation. Details on the accel/decel lanes and a potential passing blister on the opposite side of State Road 2 need to be evaluated and coordinated with INDOT. Burkman indicated these are items that were being discussed during the last project presented for review. Burkman said there may have been discussion concerning a possible Sidewalk Waiver. Burkman explained a Sidewalk Waiver will still obligate the property owner to install a sidewalk at some future date; however, the plans do need to be engineered to show the sidewalk in place. Burkman reiterated that more information concerning storm water management is necessary. Burkman said City standards do not permit gravel roads. If the rear access road is installed, it will have to be paved to meet City standards. There was discussion concerning the landscaping for the outdoor storage and the frontage improvements. Kent suggested that once the Torrenga plans are received a meeting between Home Acres, Pollock, Kent, Thrasher, Burkman and any other departments that want to be included should be scheduled for further discussion.

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

Landscaping Plan

Right-of-way

Sanitary Sewer Plan  
Detailed Site Plan  
Site Improvement Permit  
State Design Release  
Building Permit  
Signage/Fencing Permit  
Zoning Clearance  
Internal Plumbing Plan  
Knox Box  
Rear Access  
Coordination with INDOT – Right-of-Way & Sewer  
Frontage Improvements  
Septic System Decommissioning  
Clean-out  
Hard Surface Calculation  
All Contractors Must Be Registered With The City  
Providing Proposed Grades  
Sidewalk Waiver?