



MEETING: Site Review Committee
SUBJECT: T-Mobile Store
ADDRESS: 2158 Morthland Drive

LOCATION: City Hall
DATE: June 23, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director (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
Matt Evans, Public Works Director (219) 462-4612
Media

PRESENTERS:

Mohammed Mahmoud, T-Mobile
(708) 263-5508 / theasfour@aol.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 T-Mobile Store to be located at 2158 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: Mahmoud explained he wants to open a T-Mobile Store next to the Starbuck building. Mahmoud currently owns T-Mobile stores in Crown Point, IN and Countryside, IL. Mahmoud feels the market in Valparaiso is in need of a T-Mobile as the closest store is located in Merrillville. Mahmoud indicated this particular tenant space has not been built out and has never been rented. This will be a vanilla box store and necessary fixtures will come from corporate.

STAFF COMMENTS:

BURKMAN: Burkman said it appears that all changes will be made internally and there will be no external changes; therefore, Burkman presented no comments. Will Rose who does the addressing for the City indicated the address for this site is 2158 Morthland.

THRASHER: Thrasher indicated that when the building was originally constructed this space was done as a shell. Therefore, submitting the project to the State of Indiana for plan review and Construction Design Release will be necessary prior to issuance of a Building Permit. A permit for signage will be required. All contractors working on the project must be registered with the City.

ON BEHALF OF SOUDERS: Starbuck's already has a Knox Box on the front of the building. It will be necessary to place a key for the T-Mobile store in this Knox Box.

KENT: Kent indicated parking will require 5 spaces per 1,000 sq. ft. of usable floor space. This calculation should not include storage areas or restrooms. The calculation for signage is 3 sq. ft. of signage per 1 linear foot of building frontage facing Morthland Drive. Kent said it appears Starbuck's has a significant amount of signage on the site. This will affect the allowable signage for this tenant space. The sign permit will need to show the square footage for existing signage on the site. Kent said it appears that between the two tenants there is approximately 210 sq. ft. of

signage allowed. Subtracting the existing signage from this total will provide the amount of signage allowed for the T-Mobile store.

EVANS: Evans provided no comments since this project does not impact public rights-of-way.

PILARSKI: Since this facility will be discharging only sanitary waste water into the sanitary sewer system, Pilarski provided no comments.

GESKEY: Geskey asked if this space will be using water from Starbuck's for restrooms.

Mahmoud said plumbing already exists and he believes there is a meter. Geskey said contacting Shaun Shifflett for an inspection to ensure the backflow and meter are correct will be necessary. Contact information for Shifflett was provided.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Signage/Fencing Permit

All contractors must be registered with the City

Inspection for backflow and meter (contact Shaun Shifflett)