



**MEETING: Site Review Committee**  
**SUBJECT: Ardagh Metal Building Addition**  
**ADDRESS: 4001 Montdale Park Drive**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: May 16, 2017**

**IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161  
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 Vicki Thrasher, Building Commissioner (219) 462.1161  
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 Media

**PRESENTERS:**

Steve DeBold, Chester, Inc.  
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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 building addition to Ardagh Metal located at 4001 Montdale Park 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:** This project is a building addition for the Ardagh Group. The proposed addition is 18,000 sq. ft. The addition will be used for storage purposes. The addition will be sprinkled. DeBold said there are no drains or plumbing. The addition will be on the south side of the existing building. A small lean-to that is currently attached to the existing building will be removed. The new addition will be over existing impervious surface. Directly south of the proposed addition there is an approximate 42 ft. strip of asphalt. This strip of asphalt will be removed and replaced with concrete. The drive will be connected to the existing apparatus road that runs along the left side of the building. Drainage will not be affected too much. There is an existing pond for the storage on site. The drainage pattern is pretty much staying the same. In this area, everything drains to the west and flows to the existing storage pond. DeBold said since this is over impervious surface, some of the green areas being created around the addition will increase the green space by approximately 800 sq. ft. DeBold said the drainage calculations show a slight reduction in the run-off.

**STAFF COMMENTS:**

**BURMAN:** Burkman is aware of the existing drainage swale along the west side. Burkman asked if everything being improved along the south side of the addition, including the addition itself, get to

this drainage swale. DeBold said the roof of the proposed addition slopes all to the west so water will get to the swale. DeBold indicated that most of the existing drive to the east of the addition already flows directly into the truck dock and pumped out through the west side of the building into the ditch. A very small portion southeast of the ditch along with the strip proposed concrete all travels to the west into the existing ditch. A Sidewalk Waiver will be required. A Site Permit covering erosion control on site will be required.

**THRASHER:** A Construction Design Release is required prior to issuance of Building Permits. All contractors must be registered with the City. The emergency lighting outside the required egress doors must be in place.

**KENT:** This property is located within the U.S. 30 Overlay. The maximum lot coverage is 75% and needs to be shown on the plans. Submittal of plans showing the building elevations is necessary. A Zoning Clearance is required. A Landscape Plan is required. Kent asked if additional parking will be needed for the addition. DeBold said this addition is solely for storage purposes. There will be no new signage.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. The emergency lights, exit signs and fire extinguishers must meet code. The sprinkler system for the addition will be tied into the existing system. The fire alarm will remain the same. Daly requested that any new keys be put into the Knox Box. Daly asked if there will be high rack storage and was told the storage is kept low.

**PILARSKI:** Pilarski conveyed that the Ardagh facility (formerly Rexam) is in compliance with Chapter 52 of the City of Valparaiso's Municipal Code at the present time. Pilarski asked what kind of material is stored. DeBold said they store can tops. No oils will be stored. Pilarski mentioned that the Pre-treatment Coordinator may ask for an update on the Accidental Spill Prevention Plan currently in place for the expansion of the facility.

**GESKEY:** Geskey is aware the fire service will come off the existing building. Geskey said the plans do not reflect any changes to the sanitary or water; therefore, Geskey provided no comments.

**EVANS:** Evans provided no comments on the project.

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

Landscaping Plan

Sidewalk Waiver

Site Improvement Permit

State Design Release

Building Permit

Contractors Must Be Registered With The City

Building Elevations

Zoning Clearance