

**MEETING:** Site Review Committee  
**SUBJECT:** Shoremet Storage Building  
**ADDRESS:** 1050 Transport Drive  
**PRELIMINARY SITE REVIEW**

**LOCATION:** City Hall  
**DATE:** January 28, 2020

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner  
(219) 462-1161 / [tkent@valpo.us](mailto:tkent@valpo.us)  
Vicki Thrasher, Building Commissioner  
(219) 462-1161 / [vtrasher@valpo.us](mailto:vtrasher@valpo.us)  
Erik Hellmuth, Engineering Dept.  
(219) 462-1161 / [ehellmuth@valpo.us](mailto:ehellmuth@valpo.us)  
Mingyan Zhou, Engineering Dept.  
(219) 462-1161 / [mzhou@valpo.us](mailto:mzhou@valpo.us)  
Nate McGinley, Water Dept.  
(219) 462-6174 / [nmcginley@valpo.us](mailto:nmcginley@valpo.us)  
Paul Scott, Water Reclamation Dept.  
(219) 464-4973 / [pscott@valpo.us](mailto:pscott@valpo.us)  
Tony Fahel, Water Reclamation Dept.  
(219) 464-4973 / [tfahel@valpo.us](mailto:tfahel@valpo.us)  
Brent Dickson, Public Works Dept.  
(219) 462-4612 / [bdickson@valpo.us](mailto:bdickson@valpo.us)

**PRESENTERS:**

Joe DeCenzo, Chester, Inc.  
(219) 465-7555 / [jdecenzo@chesterinc.com](mailto:jdecenzo@chesterinc.com)  
Mark Babcock, Chester, Inc.  
(219) 465-7555 / [markb@chesterinc.com](mailto:markb@chesterinc.com)  
Danny Mislenkov, Shoremet  
(219) 390-3336 / [dmislenkov@shoremet.com](mailto:dmislenkov@shoremet.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Shoremet Storage Building to be located at 1050 Transport Drive. Lemmon 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:** The development is on Transport Drive in the Eastport Centre Business Park. This building will be adjacent to the existing Shoremet facility. The proposed building is approximately 20,000 sq. ft. and will be used as a warehouse for storage of materials used by Shoremet. There will be a small loading dock off one side. The driveway being proposed is for Fire Department access. Several trees will be salvaged and relocated on the property and additional landscaping is being proposed. The building will have a single-slope roof. A swale has been created for drainage. Because there is a change in zoning, a berm with landscaping will be created along the property boundary. There is a gap in the berm, because the surface drainage from the adjacent property comes in this direction and they did not want to create a

ponding effect. The water will be routed into the swale and the swale will direct the water to an existing detention pond.

**STAFF COMMENTS:**

**HELLMUTH:** Comments relate to drawing C-5 and the two berms being added to the west side. Hellmuth expressed concern that the southern berm will cause water to pond along the property line. The area is a clay surface and there is not much difference in elevation to cause the water to move over between the two berms. Hellmuth suggested moving the southern berm and making a swale going between the two berms.

**FAHEL:** The plans do not show internal plumbing. DeCenzo said there will be no water or sewer in this building. Fabel presented no further comments.

**MCGINLEY:** Since there is no internal plumbing, McGinley presented no comments.

**DICKSON:** Public Works is concerned about right-of-way, sidewalks, trash and recycling. Zhou interjected that there is a sidewalk waiver on file for the entire development. Dickson mentioned that he spoke to the Operations Supervisor concerning recycling. Sometimes recycling services can be considered. If a need arises for recycling, it will be necessary to contact Public Works.

**ZHOU:** A portion of the proposed driveway is located on Lot 19, which is the lot to the south of this project. Although these two lots are owned by the same owner, a cross-access agreement is required to eliminate any potential issues, if Lot 35 is sold in the future. The agreement will need to be recorded. The proposed driveway is close to a storm sewer on Lot 19 along the property line. Zhou asked if this storm sewer is private and if there is a drainage easement. DeCenzo believes this storm sewer is private and indicated there is no drainage easement. Zhou conveyed that the property owner will be responsible for maintaining and repairing the storm sewer when needed. Since this project disturbs more than one acre of land, a Rule 5 Permit is required. A local Site Permit will be required for Lot 35 and Lot 19 since work is being done on both lots. The Post-Construction Stormwater Operation and Maintenance Manual states it is the owner's responsibility to maintain the existing detention pond. Since this pond serves multiple properties, the Property Owner's Association (POA) should be responsible to maintain the pond and therefore, sign the document. The manual also needs to state that the POA gives City employees right-of-entry to inspect the pond. Revising and resubmitting the manual will be necessary.

**LEMMON:** The property is zoned INH, Heavy Industrial. Per Article 3, Table 3.505, the minimum lot area is one acre; minimum lot width is 125 ft.; minimum front yard setback is 25 ft.; minimum side yard setback is single/total 15 ft.; minimum rear yard setback is 30 ft.; maximum building height is four stories or 50

ft., whichever is less, Per Article 3, Table 3.301B, the landscape ratio is .30; the gross floor area ratio is .431; the net floor area ratio is .615; the required utilities are public; the minimum area of parcel proposed for development is 20,000 sq. ft. Lemmon asked if only wall packs will be used for lighting. DeCenzo confirmed all lighting will be wall packs. Referring to Article 9, Section 9.501 for any future lighting will be necessary. The requirement for Open-Space Landscaping is 10 large trees, 15 small trees and 40 shrubs per acre. Referring to Article 10, Section 10.303 is recommended. The requirement for On-Lot Landscaping is 4 large trees, 8 small trees and 25 shrubs per acre. Referring to Article 10, Section 10.301 is recommended. A Class A/C bufferyard on the west side of the property will be required. Referring to Table 10.402 for the bufferyard requirements will be necessary. DeCenzo mentioned there is a table in the plans showing the landscaping. Lemmon asked if a dumpster enclosure is being considered. DeCenzo said there are no plans for a dumpster. The existing adjacent structure already has a trash receptacle and no trash will be generated by this proposed building. Lemmon advised If a dumpster enclosure is considered at a future date, referring to Article 2, Section 2.406 for the dumpster standards will be necessary. Lemmon asked if the loading dock is enclosed. DeCenzo confirmed the loading dock is enclosed. Lemmon said a loading dock may be in the front of the building if the frontage street is not an arterial street (frontage street is not arterial) or the property on the other side of the street is also zoned INH (which it is). Lemmon asked if there will be any architectural features on the front of the building. Lemmon suggested they might consider something to mix up the façade and make it a little more interesting along the street. This could be more wall packs, a material change or a small recess so it is just not a straight wall. A Zoning Clearance will be required for this project.

**THRASHER:** Thrasher is aware there will be no plumbing in this building. However, the way the building is setup it could be sold. If the building is sold off, it will be necessary to bring the building into compliance by providing restroom facilities. Thrasher asked if the building will be sprinklered. DeCenzo said it will not be sprinklered. It will be low hazard storage and it is an S2. Thrasher indicated a Construction Design Release from the State of Indiana will be required prior to issuance of permits. All contractors working on the project must be registered with the City prior to issuance of permits. Any signage will require a permit.

**ON BEHALF OF TIM STITES (FIRE DEPARTMENT):** The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase must be scheduled through the Building Department. The facility will be subject to annual fire inspections. Although not required, the installation of a Knox Box is recommended.

**ISSUES TO BE RESOLVED:**

Landscaping Plan (with tree survey)  
Erosion Control Plan  
Rule 5 Permit  
Recorded Cross-Access Agreement  
Site Improvement Permits (One for Lot 35 and one for Lot 19)  
Revise Operation and Maintenance Manual (per comments above)  
State Design Release  
Building Permit  
Contractors Registered with the City  
Signage/Fencing Permit  
Knox Box (not required, but recommended)  
Zoning Clearance