

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

**LOCATION:** City Hall  
**DATE:** February 18, 2020

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner  
(219) 462-1161 / [tkent@valpo.us](mailto:tkent@valpo.us)  
Mark Geskey, Water Dept.  
(219) 462-6174 / [mgeskey@valpo.us](mailto:mgeskey@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)

**PRESENTERS:**

Steve DeBold, Chester, Inc.  
(219) 465-7555 / [sdebold@chesterinc.com](mailto:sdebold@chesterinc.com)  
Mark Babcock, Chester, Inc.  
(219) 465-7555 / [mbabcock@chesterinc.com](mailto:mbabcock@chesterinc.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed storage addition for Ardagh Metal Beverage USA to be 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 Ardagh Metal Beverages and is in the Montdale Industrial Park at 4001 Montdale Park Drive. A large storage addition was done two or three years ago. Ardagh needs additional storage. An 11,000 sq. ft. storage addition is being proposed. They are also proposing a 3,930 sq. ft. roof-covered structure. This structure will be opened on three sides. Trucks will be able to pull in out of the elements to unload material. The existing recessed truck dock will be demolished. A new truck dock area will be added. All new construction will be done over existing impervious surfaces. No impervious surface is being added. They are actually adding approximately 800 sq. ft. of green space. There will be no storm water issue with this project because everything is essentially remaining the same. The storm water run off will be decreased slightly because of the additional green space. Utilities will be handled inside. There will be no additional storm, sanitary or additional water lines coming into the building.

**STAFF COMMENTS:**

**SCOTT:** Scott asked if there will be any floor drains, outside drainage or additional plumbing. DeBold said the 11,000 sq. ft. will just be additional storage and there will not be any drains. No other comments were provided.

**GESKEY:** Geskey asked if there will be any underground work. DeBold said everything will be coming off inside the building. The existing fire suppression system will be extended. Geskey mentioned the backflow protection is up to date.

**ON BEHALF OF MINGYAN ZHOU, ENGINEERING DEPARTMENT:** The plans provided are sufficient. A Site Permit covering erosion control will be required. DeBold stated the site is .56 acres of disturbed area and no erosion control will be needed. Lemmon suggested they contact Zhou regarding this issue. Zhou can be contacted at (219) 462-1161 or [mzhou@valpo.us](mailto:mzhou@valpo.us).

**ON BEHALF OF BRENT DICKSON, PUBLIC WORKS:** Public Works does not service this area for garbage pickup. If there is an interest in recycling, it will be necessary to contact Public Works at (219) 462-4612.

**ON BEHALF OF VICKI THRASHER, BUILDING COMMISSIONER:** It will be necessary to contact Thrasher concerning required permits or additional information she may require. Thrasher may be contacted at (219) 462-1161 or [vthrasher@valpo.us](mailto:vthrasher@valpo.us).

**ON BEHALF OF TIM STITES, FIRE DEPARTMENT:** The Fire Department follows the 2014 Indiana Building and Fire Codes. Any inspections required during the construction phase must be scheduled with the Building Department. The facility may be subject to annual fire inspections. Please contact Stites with any questions. He may be reached at (219) 462-8325 or [tstites@valpo.us](mailto:tstites@valpo.us).

**LEMMON:** The property is zoned INH, Heavy Industrial and it is located within the U.S. 30 Overlay District. Lemmon asked if there will be any storage within the open sided building. DeBold said this structure will only be used for trucks unloading material to keep it out of the elements. Referring to Article 5, Section 5.304 for signage standards, if any signage will be added will be necessary. Referring to Article 2, Section 2.406 for loading and truck access standards is recommended. Lemmon asked if there is an existing dumpster enclosure. DeBold said there is an existing dumpster. The Landscape Ratio for Heavy Industrial is .30; the Gross Floor Area Ratio is 0.431; the Net Floor Area Ratio is 0.615. These calculations are included on the plans. The maximum lot coverage is 75%. It appears the lot coverage is below the 75%. Outdoor storage, enclosed storage or refuse is not permitted in the U.S. 30 Overlay. All refuse shall be contained completely within the principle or accessory building. Lemmon asked if any additional lighting is being added. DeBold said they have included additional lighting on the building. They are all LED and down lights. A photometric plan has been included with the submitted plans. Referring to Article

9, Section 9.200 for parking standards is recommended. DeBold stated no additional parking has been provided because the building is for storage purposes. A Zoning Clearance is required and has already been submitted. A Landscape Plan will be required. DeBold indicated a Landscaping Plan has been provided.

**ISSUES TO BE RESOLVED:**

Landscaping Plan (submitted)  
Site Improvement Permit  
Building Permit (contact Building Department)  
Contractors Registered with the City  
Signage Permit (for any additional signage)  
Zoning Clearance (already submitted)