

MEETING: Site Review Committee
SUBJECT: PK Industrial
ADDRESS: 1260 Transport Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: March 10, 2020

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Carley Lemmon, Asst. Planner
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Vicki Thrasher, Building Commissioner
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Mike Jabo, Engineering Director
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Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Paul Scott, Water Reclamation Dept.
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Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Steve DeBold, Chester, Inc.
(219) 465-7555 / sdebold@chesterinc.com
Tony Peuquet, Chester, Inc.
(219) 465-7555 / tonyp@chesterinc.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed PK Industrial building to be located at 1260 Transport Drive. Shrader 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 located at the northwest corner of Transport Drive and Redbow Drive within the Eastport Centre Subdivision on Lot 15B. The lot is undeveloped. The storm water drainage is from north to south into an existing swale along Redbow Drive. This swale takes all the water westerly to an existing subdivision detention pond. They are proposing a 6,620 sq. ft. industrial building. There will be a small office space in the front. Production and warehouse space take up most of the building. There are several parking spaces on the east and south sides of the building. A truck dock is being proposed. There will be an entrance off Transport Drive and an entrance off Redbow Drive. The east parking lot will drain east to Transport

Drive and the south parking lot will drain south to the existing swale on Redbow Drive. A storm sewer will take this water to the detention pond. The truck dock will drain inside the building and the water will be pumped out the back of the property to a proposed swale. The roof is a mono-slope and it drains north. The water drains to the back proposed swale and it will carry the water up front to an existing swale by Redbow Drive. The rest of the lot drains in a southwest direction to the existing pond located west of this property. The sanitary sewer connection will come off the back of the building and tie-in to the existing sanitary sewer located on Transport Drive. The water line connection will come out the south portion of the building and connect just south at Redbow Drive.

STAFF COMMENTS:

LEMMON: What is being produced? Peuquet said this will be a distribution center for Summers Heating and Cooling. This building will their HQ for parts for HVAC components.

THRASHER: Will there be any high-pile storage? Peuquet said there will not be high-pile storage. Thrasher indicated a Construction Design Release from the State of Indiana will be required prior to Building Permit issuance. All contractors working on the project must be registered with the City. 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 need to be scheduled through the Building Department. The facility will be subject to annual fire inspections. A Knox Box is recommended, but not required.

SCOTT: The plans show employee restrooms and there are no floor drains in the storage or work area. Scott provided no other comments.

LAIRD: Laird complimented DeBold on the detailed plans. Laird mentioned the plans submitted for site review show the building as existing. DeBold said this was mislabeled. Laird stated that the plans do not show the dimensions for the drive widths into the lot. Laird requested the plans include these dimensions. The minimum is 24 ft. DeBold will provide these dimensions. Laird indicated the parking stall widths need to be shown on the plans. The minimum width is 9 ft. A Site Permit will be required. A Right-of-Way Cut Permit will be required. Laird mentioned that Engineering is preparing a technical review form for the IDEM Rule 5 NOI. The technical review will be sent by Mingyan Zhou.

GESKEY: It will be necessary to contact Geskey for the water service. A clean-out within 5 ft. of the building is required.

LEMMON: The property is zoned INH and light industrial is a permitted use within this zoning district. Lemmon asked if only wall packs will be used for the lighting standard. DeBold stated the Photometric Plan shows two (2) light poles.

The lighting is downward LED lighting and there will be wall packs on the building. Lemmon conveyed the overspill on to adjacent properties cannot exceed 3/10's of a foot candle past the property line. The lighting appears to exceed this standard. DeBold asked if this standard includes right-of-way. Lemmon said the standard includes all adjacent properties. Lemmon explained there are instances where the lighting is too bright, and we are trying to be mindful of that. DeBold said in all the projects they do it is important to be around 1 ft. candle on all impervious surfaces for safety reasons. DeBold asked if the light fixtures need to be changed. Lemmon said they need to be dimmed down or they will need to provide some type of cover so that it will not exceed the 3/10's of a foot candle. Thrasher conveyed that the LED lighting is much brighter, and it affects people more at night. The City has been receiving a lot of complaints that the lighting around town is brighter and more disturbing for driving on the streets. We need to make sure the lighting can be downcast or directed only on the pavement. DeBold said the light would not be an issue on the right-of-way because it is only .2. Lemmon conveyed with the projects proximity to the airport we need to be mindful of adjusting the lighting so that it does not affect the airport. Lemmon stated that the LSR for industrial is .30. The gross FAR is 0.478 and the net FAR is 0.683. The minimum area for a parcel proposed for development is 12,000 sq. ft. The minimum lot area for light industrial is one (1) acre. The lot width is 125 ft. There is no build to the line. The front yard setback is 25 ft.; side yard setback is 15 ft. and they must total 30 ft.; the rear yard setback is 30 ft. The maximum height is four (4) stories or 50 ft., whichever is lower. The requirement for parking and loading for light industrial is one (1) space for 500 sq. ft., one (1) space per company vehicle and one (1) space for loading bay. It appears the requirement for parking and loading is met. The requirement for on-lot landscaping is 2 large trees, 4 small trees and 35 shrubs per acre. Parking lot landscaping will require 1 large tree per 8 spaces and 1 shrub, ornamental grass or perennial per 4 spaces. A landscape island is required for every 16 spaces. There are 14 spaces so the requirement for landscape islands is met. Lemmon mentioned there is Business Park Zoning on the west side, and it will need to be buffered. Peuquet stated this is a common area. DeBold said this is a detention pond. DeBold said this subdivision was originally zoned Heavy Industrial. The City changed the zoning to Business Park and Heavy Industrial. This section of the pond just hits the BP zoning. Lemmon said buffering can be discussed when the Zoning Clearance is done. Lemmon will contact them with more information today. Loading and truck access should be behind the principal building. This requirement appears to be met. Loading and truck access needs to be screened from public rights-of-way by building walls, fences, landscaping or topography. Dumpster enclosures shall be located

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behind the principal building or in a side/rear yard. This requirement appears to be met. Dumpster enclosures shall be enclosed by an opaque wall that is one foot taller than the dumpster and painted the same color to match the building. This requirement appears to be met. The calculation for signage is 3 sq. ft. of signage per one linear foot of building frontage. Lemmon suggested they contact Kyle Kuebler, Porter County Airport Director, concerning any permits that may be required. A Zoning Clearance is required and has already been submitted.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Rule 5 Permit
- Right-of-Way Permit
- Detailed Site Plan
- Contact Mark Geskey for Water Service
- Clean-out within 5 ft. of Building
- Site Improvement Permit
- Show Drive Entrance Dimensions on Plans
- Show Parking Stall Width Dimensions on Plans
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Knox Box (recommended, but not required)
- Contact Kyle Kuebler, Porter County Airport Director
- Lighting
- Buffering (west side)
- Zoning Clearance