

**MEETING:** Site Review Committee                      **LOCATION:** City Hall  
**SUBJECT:** Calkins Hill Subdivision                      **DATE:** July 21, 2020  
**ADDRESS:** Jefferson, Chicago & Morgan Streets

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Beth Shrader, Planning Director  
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Vicki Thrasher, Building Commissioner  
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Patrick Lyp, City Attorney  
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### PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans LLP  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Calkins Hill Subdivision. 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:** Leeth mentioned that the most significant change to the project is that they have acquired the 301 Jefferson property located at the southwest corner. The plat will have to be amended because three units will be added to the project. Leeth mentioned the new parcel is very small (5,500 sq. ft.). However, it is an important addition because it squares-off the corner and it is the front door for the entire project. Leeth said the ten (10)

variances previously received for the overall project will have to be extended and applied to the new acquisition.

**STAFF COMMENTS:**

**LYP:** Lyp mentioned that he is waiting for two items. Lyp needs a better sense of the timing for the closing on 301 Jefferson. There is an agreement between the developer and the Redevelopment Commission concerning the acquisition. The second item is the incentive discussed about the possible use of the HOTIF as opposed to going down the EID Tax Abatement route, the one most recently used for St. Paul's. On the second issue we are waiting on a report from Cender and direction from the developer as to what would be the preferred route. Providing some sense of where these two issues stand would be helpful to Lyp and Dickinson (RDC). Leeth interjected that he is not handling the financial package and requested Dave Faganel provide information. Faganel commented that they had a phone conference last week with Cender and received some key numbers on Monday. Cender is looking at the HOTIF. Faganel conveyed that he spoke to Cender on Monday evening concerning the numbers and asked him to make some adjustments. Faganel asked him to look at what the sale prices will be and what interest rate will have to be paid to investors. Faganel said they are trying to tweak costs a little bit. Faganel commented they hoped to come in to see Lyp and Dickinson early next week and they should be ready to sit down with the City within a week. Lyp asked if they have a timeline on when they want the Redevelopment Commission to be ready to move forward on the acquisition of 301 Jefferson. Faganel said their goal has been to hopefully tear down the White House building and the new commercial building sometime in late August, but more likely sometime in September. Then they would start with site development and get foundations in the ground by November. Faganel said their contract gives them a 90-day due diligence that ends either in July or the first of August and there is also a 90-day extension. Faganel said they will be using the extension. Once they feel comfortable that they have the HOTIF in place, or at least the terms and are going through the process, they can tear down the buildings and get started. There are two paths they must go down - the financial path and the improvement/entitlement path.

**SHRADER:** Shrader conveyed that we have received a petition for the BZA and the Plan Commission. The BZA process is required for the new parcel which is going to be subdivided and then combined with the existing subdivision. This is being considered a revised primary plat. All the variances that were requested for the original petition will be included, In addition, based on Shrader's review of the architectural drawings, the height has changed and exceeds the height that was permitted by the BZA last year. This is minor. Shrader said she will work with Leeth to assign what the maximum height should be. Leeth interjected that

his understanding is that based upon the determination as to where the top of the height measurement is taken, the 39 ft. variance is within the parameters of all the buildings. Shrader said there have been a couple iterations of the elevations. The latest ones submitted for site review do show that the midpoint average of the height sloped roof is 39'-11-1/2" and that is what determines the building height. This is only on the elevations that have the roof deck add-on and this element is the trigger. Shrader asked if the roof deck is optional and if there individuals requesting this feature. Leeth conveyed this is an option they want to offer to any buyer, and they would want a variance to make sure this can happen. Roth interjected that there are two definitions for building height. The one Leeth is referring to from zoning takes the height from the center of the lot in the front of the house to the midpoint average of the highest roof. This number is under 39 ft. The building definition is different and what is being referred to on the construction drawings. Shrader stated it would be helpful if some where on the drawing set for BZA they show the height based off the grade level at the front of the building. It appears that the height will be under what is required by the UDO. Shrader said one of the elements for the development standards variances is 2.506(C4)(b). This standard has to do with zoning districts that surround the zoning district of this project. Shrader is waiting to hear from the former City Planner concerning this issue. Leeth mentioned that he did research on this item and it appears as though there is a portion of the project on the south side of Jefferson that does comply. There is a Central Business District Zoning classification that triggers compliance. Shrader said this is correct. Leeth said the question that needs clarification is whether they must comply on all four sides or can they comply on one spot which will make the entire site compliant and therefore, no new variances will be needed. Leeth can only wait for clarification until the filing deadline, which is Friday. Shrader feels she can resolve this issue within a day or so. Shrader the process will be an August approval for both Primary Plat and Board of Zoning Appeals and approval of the Secondary Plat in September. Leeth agreed that this is correct. Marbach interjected that his recollection from the original site review meeting was that Secondary Plat would be done on a per lot basis as they were built to make sure the lot lines were exactly down the building lines because of the common wall. They were told that Secondary Plat would be done as Unit 4 Plat, Unit 5 Plat, Unit 6 Plat, or if three buildings were built at one time, then they would do Secondary Plat at the same time. Shrader conveyed that when Secondary Plat is done is entirely their decision. Shrader said it can be done as an as built which depends on their process for sales and funding. Thrasher interjected that in the past the as built have been used. Leeth said they will decide whether they want to do Secondary Plat all at one time, or on a per lot basis. Shrader conveyed that Will Rose has

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revised the addressing for Morgan Blvd. These addresses will run from 100 to 116, and will need to be shown on the Primary Plat.

**MARBACH:** With the addition of the new parcel, the project became slightly over one (1) acre. Originally, the project was exempt from the storm water requirement because the project was right at the one (1) acre requirement and they were told by Adam McAlpine not to worry about it. The addition of 301 Jefferson brings the property up to approximately 1.2 acres. Marbach said the concept for this property is to build a bowl in the middle which will ultimately have to discharge the water somewhere if it does not percolate away. They were originally going to run the water down the entrance driveway towards Jefferson and let it fall out into Jefferson Street and get collected into the City storm sewer system. However, now they are taking the center common area and putting in a 2 ft. depression on the south end that will gather the initial storm water from the buildings. When this overflows it will then come down the driveway. Marbach said a trench drain will be installed just south of Lot 8 and Lot 9 that will go across the road, catch the water and put it into another small decorative BMP on the south side of Lot 9 as a way to divert the water from immediately flowing out into the road. Marbach mentioned possibly a stone base with the wall behind it that supports the foundations of the building becomes the spot for the sign to enter into the property. The attempt has been made to store some of the water on site as a compromise to doing some underground drainage areas, storage trenches or more massive underground infrastructure.

**JABO:** Jabo mentioned that when he and Marbach spoke three weeks ago, they thought they might be able to employ rain gardens, standard on-sites, or depressional storage within the site. We do not want all the storm water racing down to Jefferson, then racing to Morgan and then racing to Lincolnway. Is the site grading between all buildings going from the back of the building forward to the corresponding facing street? Marbach said the grading is from the front to the back. Everything will come from the front of the building and will drain in between the buildings towards the center. Jabo mentioned that during previous discussions with Engineering Marbach was told he could not use the 8" clay storm pipe coming out of the existing parking lot. Jabo met with the Utility Director and we would consider allowing the use of this pipe, provided the status quo flow of the site is not exceeded. Jabo said if Marbach can calculate what is going there now, it will be necessary to be at or below that rate in flow. Jabo stated that he and Laird are still concerned about all the site water racing down the driveway to Jefferson. Jabo mentioned he hasn't seen any calculations. Jabo stated he are willing to work with Marbach by allowing the use of the pipe and maybe to get creative with some things to slow the water down. Jabo asked if something more creative could be done with the central island. Shrader asked

if the common space could be elevated to allow more storage/infiltration underneath it. Jabo suggested perf pipe under the drives. Jabo and Marbach will continue to try to add storm water attenuations and features to slow the water off site. Jabo indicated the SWPPP and Erosion Control Plan are required.

**LAIRD:** A Rule 5 Permit through IDEM is required.

**GESKEY:** The sanitary sewer is fine. The water main needs to be 8" ductile iron pipe. Geskey requested a hydrant between 1A and 1B. Marbach asked if the hydrant could be placed between 1B and 2A. Geskey said that will be acceptable. The tie-ins to the existing water mains on Jefferson Street and Chicago Street need to be hot taps. Units 4A, 4B, 5A and 5B will be tapped off Chicago Street.

**FAHEL:** Submittal of an internal plumbing plan will be necessary. Marbach mentioned the internal plumbing plan may be in the architectural set. Roth said the architectural plan layouts do not have plumbing risers or anything related to the sprinklers; however, they will be forthcoming when the Building Permit is submitted. Fahel said if the elevator is hydraulic it will require a sump pit and oil minder. Faganel said they have not made a decision concerning the elevator.

**THRASHER:** Thrasher mentioned a Site Permit will be required for the infrastructure work. Each individual unit will require a Site Work Permit to cover the sewer tap fees, etc. A Zoning Clearance will be required for the infrastructure portion of the project. A Building Permit will be required for each unit separately. The units will be inspected separately, and occupancy will be granted separately. Thrasher stated she does have the Demolition Permits; however, the contractors listed must register with the City before the permits can be released. All contractors working on the new construction and the contractors working on the infrastructure need to be registered with the City.

**GREEN:** There are three utility poles owned by NIPSCO in the southwest, northwest and northeast corners. Valparaiso pays monthly for streetlights. Green needs to know if they will be kept as is or if they will be replaced with different lighting. Green mentioned that he needs to know up front about any requests for infrastructure going from overhead to underground that will push utilities across the street. This will require a six-month notification for these customers. Faganel said with a project like this they will presumably go underground. This issue can be discussed further at the meeting tomorrow.

**COWAN:** In order to run gas into this project Cowan will require road cut permits. Cowan said on Jefferson Street and Valparaiso Street it will probably be necessary to extend it further north and then come into the development. There is no gas on Chicago Street.

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**ISSUES TO BE RESOLVED:**

Closing for 301 Jefferson  
Landscaping Plan  
Erosion Control Plan  
Submit SWPPP  
Rule 5 Permit  
Internal Plumbing Plan  
Detailed Site Plan  
Site Improvement Permit – Infrastructure Work  
Site Improvement Permit – Each Individual Unit  
Building Permit – Each Unit  
Contractors Registered with the City  
Zoning Clearance – Infrastructure