

**MEETING: Site Review Committee**  
**SUBJECT: Binder Jewelers**  
**ADDRESS: 650 Morthland Drive**  
**PRELIMINARY SITE REVIEW**

**LOCATION: Zoom**  
**DATE: August 10, 2021**

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner  
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Vicki Thrasher, Building Commissioner  
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Bill Laird, Engineering Dept.  
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Tim Stites, Fire Department  
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Nate McGinley, Water Dept.  
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Tony Fahel, Water Reclamation Dept.  
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**PRESENTERS:**

Steve Pease, Stephen Pease Architect  
[steve@stephenpeasearchitect.com](mailto:steve@stephenpeasearchitect.com)  
(219) 464-7957  
Robert Flude, Binder Jewelers

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed building addition for Binder Jewelers to be located at 650 Morthland 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 total addition to the existing building is 1,500 sq. ft. They will use the same material and building style. Pease said they want to redo the entrances on the east and west

**STAFF COMMENTS:**

**LAIRD:** Laird stated that a portion of this building is inside the floodway for Salt Creek. The expansion being proposed is also entirely within the floodway. There are some requirements that will need to be met. A Flood Plain Permit will be required from the City. It will be necessary to apply for and receive a Construction in a Floodway Permit from DNR. The DNR Permit will have to be approved prior to seeking any local Building Permits. Associated with these submittals will be some certifications from a Professional Engineer regarding elevation of the lowest floor of the addition, especially as it relates to the base flood elevation in this location. Laird mentioned they may be required to do what is called "dry or wet flood proofing" on the building addition. Some of this may be

determined by DNR. Laird stated that by placing the addition inside the floodway and the construction, they cannot affect the base flood elevation by more than .1 feet. As building material is added inside the floodway, they cannot cause the base flood elevation to rise by more than .1 feet as a result of this project. This will have to be studied and certified by a Professional Engineer. The Engineering Department will need to see a detailed Site Plan showing what is being proposed outside the building area, such as associated grading, utilities, or additional storm sewer, etc.

**MCGINLEY:** Will there be any changes to the existing water service or sanitary sewer service? Pease stated they may move the water service. Since this was not noted on the site plans submitted for site review, McGinley stated submittal of a plan for this change is necessary and Utilities will work with them to accomplish this change. The sanitary sewer will remain in its current location. McGinley noted that Shaun Shifflett, Metering Department, said there is existing backflow, and it is in good condition. It will not need to be reinspected.

**FAHEL:** Will the building addition have any plumbing? Pease stated there will be minor plumbing in one of the rooms for a sink. Fahel requested submittal of a plumbing plan showing how the additional plumbing will tie-in to the existing plumbing.

**STITES:** Stites asked that the fire protection contractor contact him before beginning any work. All initial inspections need to be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to annual fire inspections.

**THRASHER:** A Construction Design Release from the State of Indiana will be required. A local Building Permit will be required. All contractors working on the project must be registered with the City. Any changes or additions to signage will require a separate permit.

**LEMMON:** This project is located in the Commercial General Zoning District and within the U.S.30/Morthland Drive Signature Corridor. On the west side of this lot is an ingress/egress and utility easement that is approximately 30 ft. wide. Lemmon reiterated submittal of a detail site plan showing how the addition sits on the site with setbacks and ratio calculations for coverage of the lot will be necessary. Lemmon questioned how many parking spaces will be lost for construction of the addition. Pease said they could possibly lose two spaces. Lemmon advised that the site plan will need to show how many spaces will be removed and how many spaces will still exist after construction of the addition. Lemmon conveyed that the parking requirement for Commercial General is 5 spaces per 1,000 sq. ft. of useable floor area and one loading space for 25,000 sq. ft. Lemmon requested information concerning landscaping. Pease mentioned the building was struck by a car approximately three years ago, and

they are planning on doing some reinforcement at the front of the building as well as where the rock garden is located. This is the only thing being removed. They have plans showing the reinforcement that will be done. There will be landscaping around the poles. Lemmon said the landscaping will be reviewed to ensure it meets requirements. The standards for the U.S. 30/Morthland Drive are located in Section 11.305 of the Unified Development Ordinance. Notable items are that the commercial setback for the yard abutting the corridor is 15 ft.; the maximum lot coverage is 75%; the minimum Landscape Ratio is 25%, we need to ensure this is still met with the addition. It appears they have adjusted for the building dimensions with the horizontal and visual interest with the architectural features, however, these can be found in Section 11.500 for nonresidential design standards. Lemmon asked if Pease had the transparency calculations for the front of the building. Pease said he did not have these calculations. Lemmon advised that Planning needs to see these calculations to ensure the 60% transparency requirement is being met along the primary façade. Lemmon advised if window graphics are being considered on any of the new spaces, the window graphics shall have 50% opacity. Building materials are found in Section 11.507. It appears the same building materials will be used. Roof structure and materials are in Section 11.508. A Zoning Clearance will be required and will need to include the detailed site plan showing calculations for ratios and densities. Is new lighting being planned? Pease said there will be new lighting. Lemmon advised that submittal of a Photometric Plan is required to ensure lighting meets the standards in Article 9.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Flood Plain Permit (from the City)
- Construction in a Floodway Permit (from DNR)
- Certifications from Professional Engineer
- Submit Plan for Water Service Relocation
- Submit Plumbing Plan for Sink Installation
- Detailed Site Plan
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage Permit for Changes or Additions
- Zoning Clearance