

TING: Site Review Committee
SUBJECT: Ryan Fire Protection
ADDRESS: 3715 Bowman Drive
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: September 8, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage, Associate Planner
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Bill Laird, Engineering Dept.
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Nate McGinley, VCS
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Tony Fahel, Water Reclamation Dept.
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PRESENTERS:

Steve DeBold, Chester, Inc.
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Adam Peuquet, Chester, Inc.
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Ryan Fire Protection facility to be located at 3715 Bowman 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: The project is located at 3715 Bowman Drive. It is Lot 37B. Currently it is all grass. There is an existing berm and Class E buffer yard installed. The parcel is 2.12 acres. It is zoned INH Heavy Industrial. The west adjacent property is also INH. The north property is R1 Single family within the county. The east property is INL Light Industrial. The property drains to an existing swale located on the north side of the property. This swale conveys water to the Airport business park detention pond. They are proposing a 15,000 sq. ft. building for Ryan Fire. Ryan is a fire suppression contractor. The interior build out is not being done right now. There eventually will be an upfront office. That will probably happen this winter. The office is estimated to be around 2,900 sq. ft. along with a training area for their employees, an equipment display area, and a large back storage warehouse. There are 35 parking spaces. 19 will be on the south side of the building, and the other 16 will be on the east side. The building has a shed roof and will drain to the west to a proposed swale which will carry that water to the existing swale. The parking lot on the east side will drain east to a proposed swale which will take it to the existing swale. The front parking lot will sheet drain to Bowman Drive. The back

will drain to the existing swale. The existing water connection will be on the south side of Bowman. There will be a fire suppression line and a domestic line that tie in on the west side of the building. As far as the sanitary connection there is already an existing lateral line that has been stubbed out for this parcel. It will run into the south side of the building. There will be one pole light with a two head fixture. They will be LED lights. One will also be in the east parking lot. They both will be shielded. They are lower powered to conform with the levels so they do not cross over the property lines. They have a landscaping plan done by Lakeshore Landscaping.

STAFF COMMENTS:

LAIRD: The plans are very complete and thorough. Engineering has no issues. Everything appears to be straight forward. A Construction General Storm Water Permit will be required through IDEM. A Site Permit will be required. The Site Permit will be approved through the Engineering Department and should be submitted at the same time the Building Permit is pulled. DeBold mentioned that the project has already been submitted to Mingyan. Laird conveyed that Mingyan is doing a review. Laird and Zurbruggen have reviewed the drainage calculations and everything looks good.

McGINLEY: For the water service to the facility, Bob Garmon would prefer tapping the existing 12" water main with a 12" x 6" hot tap, running the 6" across the street, and then tapping the domestic off of the 6" in the right of way. McGinley stated that VCS has recently started doing this and it saves money and saves the City maintenance in the long run. There will only be one service crossing the road. McGinley confirmed that there is an existing tap for the sewer. The sewer requires a Sanitary Sewer Permit. Inspections will be scheduled through the Collections and Distribution Department. McGinley provided the following comments from the Metering Department. The 6" fire requires a double check valve. The domestic service needs an RPZ for the service line. This whole area is in the Wellhead Protection Zone. The Wellhead Protection letter will be supplied to Planning to include with the minutes. DeBold asked where the tap for the domestic line needs to be. McGinley pointed out the location on the plans. VCS wants a hot tap on the 12", the 6" will run across Bowman Drive, and a 6" gate valve will be landed there. The tap will be just south of the 6" gate valve. The shutoffs can shut off everything at the 12" and the hot tap involved, or the 6" gate valve can be used to shut off just the fire service. This will leave the 1-1/2" live, or the 1-1/2" domestic can be shut off at the curb stop that will be landed in the parkway. McGinley can help sketch this if needed. VSC has been using this method because there is only one tap on the main instead of two taps directly next to each other on the existing main. The facility is fed the same way and VCS has isolation the same way. A second bore under the street doesn't

have to be paid for. DeBold requested a sketch be emailed to him. Peuquet reiterated that the fire and domestic will be brought to the property line and then VCS will take it as usual. McGinley confirmed that is what will be done. VCS will do the installation of the service across Bowman Drive to the 6" gate valve and do the 1-1/2" domestic corp and a curb stop for the 1-1/2" and Chester will take it from the 1-1/2" curb stop to the 6" gate valve to the facility.

FAHEL: Will the internal plumbing be part of the build out later? Peuquet confirmed this will be done later. He is working Ryan Fire on the buildout. Peuquet will try to get the shell up and start the interior shortly after. Fahel asked if this will be the subject of a separate site review. Shrader said once we get the plans we can decide if its worth a full site review or something a little bit less. DeBold said as soon as Ryan signs off on the interior build out, plans will be sent to Shrader for review and a decision. Fahel indicated that Water Reclamation will look forward to seeing the plumbing plans.

SHRADER: Landscape looks pretty good. Shrader would like a counting of the plant material in the northern bufferyard to make sure it meets the requirement for a bufferyard between a Suburban Residential Zoning and a Heavy Industrial Zoning. It may meet the requirement or a few more plants may be required. An E and A buffer yard if required between these zoning districts. There is the space for it. We want to make sure what was surveyed is still there and still alive. In the Heavy Industrial Zone, Light Industrial is a limited use. It is limited based on not wanting to use too much of the land set aside for Heavy Industrial for Light Industrial purposes. It will be necessary to look at the contiguous area in Eastport that is zoned Heavy Industrial and determine what is a Heavy Industrial use and what is a Light Industrial use. We will determine what the next step is from there. Shrader asked if Chester could assist with in terms of uses if they know? DeBold said they could assist with this. DeBold asked if this project may not be able to go in Heavy Industrial. Shrader stated that it depends on the mix of uses that are already there. Then we have to evaluate as a City how important it is. Shrader is not sure how well this has been enforced in the past. There are only a handful of lots left in this Heavy Industrial area. It is capped at 30% Light Industrial in the Heavy Industrial Zone. She is not going so far as to say they need to add an extra step but she wants a sense of where they are at on this issue. DeBold mentioned that this used to be all zoned Heavy Industrial. Under the old ordinance any lesser zonings were allowed in Heavy Industrial. A lot of this property has been developed because of that. Shrader stated that since she has been in Planning, more Light Industrial has been going in rather than Heavy Industrial. Shrader asked if this is pretty accurate. DeBold agreed with this statement. Shrader said we need to think about the zones here and how we want to approach this. DeBold asked when this can be sorted out.

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Chester has a building ordered. If this isn't going to happen, the order needs to be cancelled. Peuquet asked why someone already paid for the property. Shrader doesn't think this is a cancelling the building-type of situation. This will be a research project for us to go through and identify the dates they were built. If it was pre-UDO, whether it is nonconforming, and if that matters at all in the mix. Shrader conveyed that it will be helpful if Chester can provide information about the area zoned Heavy Industrial and how they are classified. It will make things move faster.

GAGE: The front yard setback is identified in text as 15', but it looks to be 25' which is the right answer. That needs to be cleaned up. On page C2 there is a note that parking requirements are based off a contractor's office. However, the section referenced is for a temporary contractor's office use. The reference would be a contractor's office in Light Industrial which is one space per 500 sq. ft., plus one space for company vehicle. The parking requirement is still met. Two spots are provided for handicapped accessibility. The ramp is great. Gage referred to the note about the proposed 5' x 6' concrete stoop and questioned access into the building. DeBold said the grading plan shows the elevations in this area. DeBold shows the stoop separate from the sidewalk so he can put some elevations on the plan. There is a 2% slope from the finished floor down to the 5 ft. line and generally, it is 5% after that. Gage mentioned a reference to Section 9.501 (Lighting). E3 speaks about ground level luminants ratio. Light shed off property is all fine. This comes into play with hot spots where the wall packs are. Gage said she could use some help from City staff understanding how this has been enforced in the past. DeBold stated that he does all the lighting calculations. When there is a pole light close to the property line, a lesser powered fixture must be used to stay under the trespass values. A shield also needs to be used. They are at a disadvantage at this point because it does not light the parking lot as well. Sometimes they are forced to use a more powerful wall pack on a building just to be able to light the front parking spaces efficiently. DeBold is unaware of anything in the ordinance that speaks to hot spots. Wall packs are LED lights and down lights. They won't promote any glare. Gage understands this is tricky and why she is looking for City Staff help. The Section is 9.501(E). Gage is unsure if the wall packs could be a little less. Shrader interjected it is a 12:1 ratio. Where the wall packs are they are at 19:23. Shrader is unsure about what can be done. The section Gage is referring to does talk about hot spots. DeBold said what is probably throwing it over is the wall packs being up high to light the front parking spots and there are also some decorative sconces by the front door to help with aesthetics at the entryway. The sconces are probably throwing it off. DeBold can remove them but they are there to enhance the look of the building. Shrader suggested DeBold try to get under

the 12:1 ratio. Shrader would prefer they did not have to go for a variance for something so small. DeBold said the wall sconce is only about 32 watts and because it sits so low it probably will be high volume no matter what. The only thing to do is eliminate them. Shrader said a different type of fixture might not affect the ground luminants if it pointed up or out. Hopefully there is a design solution to this. Gage asked about the pole height for Fixture D. DeBold indicated the pole height is 22 ft. Gage would like to have a conversation off-line about the lighting ordinance.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER): A Construction Design Release from the Indiana Department of Homeland Security is required. A local Building Permit is required. All contractors working on the project must be registered with the City and listed on the permit application. Submittal of one paper set and one pdf set of plans is required. The Zoning Clearance and Site Permit applications need to be submitted with the Building Permit application.

DeBOLD: DeBold mentioned that the main concern is the use and wants to get any concerns addressed as soon as possible. Chester wants to move forward with this project. The building to the west is very similar business and they did not run into an issue with that project. They didn't expect to have an issue with this one either. DeBold would like to have a discussion on this issue. Shrader reiterated that Planning needs to know what current business are there. Staff can go to the Assessor's office to see what is there, but that won't necessarily have all the information we need in terms of use classification. Sometimes the distinction between Heavy Industrial and Light Industrial are pretty fine grained. Chester's insight to that would be helpful as opposed to trying to contact individual property owners. Shrader wants to get the information and make a quick determination of how important that is and if it is something we expect to be addressed as part of this project or if it is something the City wants to re-evaluate how important this element is. DeBold wants to know where this leaves them in this process. Will permits be held up until this issue is figured out? Shrader asked if Chester has submitted for permits. DeBold said not yet. Shrader indicated this should be knocked out in a few days. DeBold asked what is trying to be proved. Shrader wants to know everything that is zoned Heavy Industrial. She showed the areas of concern and the types of uses. Are the Light Industrial uses more than 30% and if so, how many were already built out prior to 2009. Any information Chester may have on these uses will be helpful. DeBold asked if there is more than 30% Light Industrial in Heavy Industrial will this project be denied. Shrader commented that she does not think this is the direction the City wants to go; however, technically, this is what the UDO tells us. Shrader wants to

double check where things are and then re-evaluate how important that is overall as a City to preserve land zoned for Heavy Industrial uses.

ISSUES TO BE RESOLVED:

- Provide a Construction General Storm Water Permit (IDEM)
- Site Permit
- Sanitary Sewer Permit
- Provide Double Check Valve for 6" Fire Line
- Provide RPZ for Domestic Service Line
- Provide Internal Plumbing Plans
- Provide Construction Design Release
- Building Permit
- All Contractors Registered with the City
- Zoning Clearance
- Provide Plant Count for Northern Bufferyard
- Clean up Parking Calculations
- Clean up Front Yard Setback