



166 Lincolnway
Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING: Site Review Committee
SUBJECT: Cagle Industrial System Maintenance
ADDRESS: 2901 Bertholet Blvd.
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: November 10, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage, Associate Planner
(219) 462-1161 / jgage@valpo.us
Matt Zurbruggen, Engineering Dept.
(219) 462-1161 / mzurbruggen@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Nate McGinley, VCS
(219) 462-6174 / nmcginley@valpo.us
Tony Fabel, VCS
(219) 464-4973 / tfabel@valpo.us

PRESENTERS:

Al Cagle, Owner
(219) 548-7078
alc@cagleindustrial.met
Alonzo Garcia, GLE
(219) 762-3559
agarcia@greatlakeseng.net
John Hannon, GLE
(219) 762-3559
jhannon@greatlakeseng.net

The following is a summary of the discussion at this meeting.

OPENING: The Site Review Committee met to discuss the building and parking lot addition for Cagle Industrial System Maintenance to be located at 2901 Bertholet Blvd. 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: Cagle mentioned that due to the growth of the business it is necessary to expand the building. They will be mimicking the existing building. They will be adding 100 ft. to the north end of the existing building and it will be used for machinery storage. Garcia indicated that they will be using gravel at the proposed parking lot. No new storm structures will be added into the addition. They are planning to use swales in the side yards so the water can drain north into a bio swale where it will continue north into the Conservation Easement located on the north side of the property. Everything drains away from the proposed addition and it is captured by two swales that direct the water north into the filter strip. Currently, there is no detention located at the project. Hannon stated that the Conservation Easement is part of the platted subdivision. So, the idea is that the subdivision was designed with some anticipation that some water would get into that area. They will direct water through the filter strip. A detailed design was provided for the filter strip and it is a water quality feature. The water will find its way north to the large, existing Conservation Easement. The water coming off the existing, improved parking facility is picked up by an existing storm pipe on the property and it drains to the north into the subdivision storm sewer. The only water being directed to the north will be from the new building and new gravel parking lot.

STAFF COMMENTS:

LAIRD/ZURBRIGGEN: Laird stated that he is unsure about the size of the actual disturbed area. He did some quick calculations and it appears from these calculations to be just under an acre. He is unsure how much they intend to regrade or how much earth work will be done north of the filter strip

area. Laird mentioned that if more than an acre is disturbed, an IDEM Storm Water Construction General Permit will be required. The local approval for this will be through the Engineering Department. Laird asked how the filter strip is intended to function. There appears to be a 6" berm. Is this just to trap the water, allow it to pond, and give the sediments time to filter out as it travels through the grass? Does the water just over-top the 6" berm and flow unrestricted to the north to the ditch by the railroad? Hannon stated that it allows the water to sit in the filter strip for a period of time for sediment to drop out and then it finds its way through the berm. It then sheet-flows in the Conservation Easement. The berm is only intended for water quality purposes. Laird said it appeared, based on the existing contours, that this area slopes from west to east. Laird is unclear on how functional it will be if the water is flowing west to east more than from south to north. Laird asked if they intend to regrade the area in the back of the lot to make it slope more in a southerly to northerly direction than west to east. Hannon stated that it will be regraded. There isn't a huge slope across the property but they will regrade so the filter strip itself is fully functional for its width. Laird asked for an updated grading plan. Laird stated that it appears they are proposing to capture runoff in some swales on the west and east side of the property in some ditches sending it north towards the filter strip. Laird wants a little more detail on the grading of this. As it gets to the north end of the swales, especially on the east side, given the existing contours it looks like water would likely drain to the east and avoid the filter strip entirely. Engineering just needs to see these areas a little better detailed as well. Regarding the aggregate area (gravel yard), typically this is not something that the City will permit. Engineering requires a hardscape (asphalt, concrete). Engineering has, in a lot of instances in this area, permitted gravel. Engineering wants to know what this will look like and the type of stone that will be used, the cross section of it. Engineering wants more information before granting a waiver for the material. Hannon stated on drawing #3, they show 9" of compacted Indiana 53 stone. That is intended to be a cross section for the parking lot. Zurbruggen requested submittal of a breakdown for the amount of existing stone versus the amount of proposed stone. Laird indicated that a Site Permit and Erosion Control Permit will be required. Approval will be through the Engineering Department; however, the applications will be submitted to the Building Department at the same time they apply for the Building Permits.

MCGINLEY: There were no changes to water service or sanitary service noted on the plans. Hannon confirmed no changes are being considered. McGinley had no comments on this project.

FAHEL: Fahel asked what the building's use will be. Cagle stated the use will be machinery storage. Fahel asked if there will be any plumbing on the project. Cagle indicated there will not be any expansion to the plumbing. Fahel had no comments on the project.

SHRADER: The site is in an industrial zone and the use is permitted. It is also in the IN-49 Overlay District. This has been in place for a while. Since our UDO was adopted in 2013, there have been specific architectural standards related to development in the IN-49 corridor. There are a number of things about the site and architecture that would require a variance unless some of the building material and architecture is changed. Shrader asked if they have worked with the Overlay standards or the non-residential design standards. Cagle stated he has not worked with either set of standards. Because they are expanding the impermeable surface, Shrader conveyed that a Landscape Plan will be required. The applicable landscape standards for this project will be the on-lot standards. Referring to Article 10, Division 10.301 is recommended. In the Heavy Industrial the standard is 4 large trees, 8 small trees, and 25 shrubs per acre. There is not a whole lot of landscape on the lot as it stands. What Planning will expect for this project is once the complete area is defined that will be affected, that is the area that will need to be taken to get the landscape calculations. Shrader stated that on-lot landscaping can be placed anywhere, but she recommends putting it as a buffer, concentrating it on the west side of the lot. Shrader asked how the gravel area will be used. Cagle indicated it will be employee parking. Shrader reiterated that the expectation is that it is usually asphalt or a paved surface. It will be necessary to prove their case to Engineering to get a waiver for anything other than a paved surface for the area. Shrader conveyed that parking lot landscaping is also required and it is based on the number of parking spaces. The requirement is 1 large tree for every 4 spaces and 1 shrub, perennial, or ornamental grass for every 2 spaces. This landscaping should be concentrated around the edge of the parking lot. Shrader indicated that some more points are required on the Photometric Plan, specifically Planning needs it to the property line. It appears that it will be alright. The standard is no more than 1 foot candle at the property line and there is a ground

luminance ratio of 12:1. It appears this is also appropriate. The brightest light is no more than 8 foot candles. Shrader asked for a detail for the lights being proposed. Shrader is aware that the existing building is metal panels and that they intend to use more metal panels. However, since the original building was constructed, the design standards have gone into place. For the proposed building, any stretch of the building over 80 ft. needs to have some sort of shifting of the plain of the façade. They either need to bump out or be recessed by 6 ft. Shrader said this is the standard and understands this is not what they intend, but recommends they look at Article 11, Section 11.500. Division 11.502 requires the offsets. It has to be a bump out not less than 20 ft. in length and it has to be either indented or pushed out by 6 ft. There also needs to be architectural features on the building. Because they are facing a parking area, Shrader recommends looking at Division 11.503(c). Shrader indicated this can be discussed further. Shrader mentioned that building materials are also regulated in the Overlay District. Making a full metal paneled building, unless it is an actual composite metal panel is not permitted. A mix of different materials is needed. The building material regulations 11.507 of the UDO. Shrader asked if there were any questions about these standards. Cagle indicated that he did have questions but wanted to do some research. Cagle stated there have been some other structures in this area that are not compliant with some of these standards. Shrader mentioned that if a building was built before the standards went into place it is legal nonconforming like the existing building. If it was built after the standards went into place it would have required a variance or it was built to the standards. Shrader conveyed using his time to investigate is up to him, but it is not really necessarily considered in the process we have. The building will have to meet the standards or it will have to go through the variance process. Cagle advised that there is limestone on the building and steel panels. The picture shown is the back side of the building. There is no limestone on the back that is the north wall where the cars are parked and on the east wall where the power is. The front of the building has limestone about 4 ft. up. Shrader suggested they look at the standards. If they require help, either Shrader or Gage can assist. Shrader said there appears to be door in the northwest corner of the building. Cagle stated that there is a man door for safety reasons on the east and west walls at the north end of the building and they will remain. Shrader thinks that they do have enough parking. However, Planning will need the useable floor space. If they can confirm that 100% of the proposed area is generally unoccupied and the space is dedicated to storage that would be all the confirmation required. Cagle stated the area will be basically cold storage. There may be some residual heat in there but they are only installing lighting. Shrader said she did not see a dumpster or an enclosure. Is there an existing dumpster? Section 2.406(c) details all of the requirements for a dumpster. Shrader asked if they have a dumpster. Cagle said there is an existing dumpster and it has been there since before he moved into the building and it has remained in the same location. Cagle pointed out the dumpster location on the plans. Shrader asked if it would be moved since the area is a throughway for the drive. Cagle said it is a throughway now. This is where the dumpster has always been located and it will stay there. Shrader stated per the standards, there should be an enclosure for it. Shrader stated that if they are investigating a BZA application, the deadline for the December 21st meeting is November 18th and the application deadline for the January 18th meeting is December 16th. Shrader asked if there is a projected timeline for the project. Cagle stated they would like to break ground this spring. Cagle already has a contractor standing by and once all approvals and permits are received, they will break ground as soon as possible. Shrader said it appears that they will have time to pull together the items noted during site review that need some attention and to investigate what changes they may want to make to the building, or if they plan to go through a variance process.

GAGE: Gage presented no comments.

ON BEHALF OF TIME STITES (FIRE DEPARTMENT): If fire protection systems are being installed, the fire protection contractor must contact Stites prior to beginning any work. All inspections required during the construction phase of the project must be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to annual fire inspections. Stites can be reached at (219) 462-8325 or tstites@valpo.us.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER): A Construction Design Release from the State is required before issuance of any permits. A local Building Permit is required. Submittal of a contractor list is required and all contractors must be registered with the City before issuance of any permits. Submittal of

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1 full set of paper plans and 1 full set of pdf plans is necessary. Thrasher can be reached at (219) 462-1161 or vthrasher@valpo.us.

ISSUES TO BE RESOLVED:

Landscaping Plan (On-lot and Parking Lot)
Erosion Control Plan
Storm Water Construction General Permit (IDEM)
Submit Updated Grading Plan
Submit Breakdown of Existing Stone versus Proposed Stone
Detailed Site Plan
Site Improvement Permit
State Design Release
Contractors Registered with City
Submit 1 Paper Set and 1 PDF Set of Plans
BZA Application