



**MEETING: Site Review Committee**  
**SUBJECT: Fraternity House**  
**ADDRESS: 803 and 805 Brown Street**

**LOCATION: City Hall**  
**DATE: February 17, 2009**

**PRELIMINARY SITE REVIEW  
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm Water Engineer	(219) 462-1161

**PRESENTERS:**

**Todd Leeth**, Hoepfner, Wagner, and Evans, LLP  
219-464-4961 / [tleeth@hwelaw.com](mailto:tleeth@hwelaw.com)  
**Brent Wagner**, Brent Wagner Architects  
219-531-2468 / [Brent@BrentWagnerArchitects.com](mailto:Brent@BrentWagnerArchitects.com)  
**Todd Abrams**, W-T Civil Engineering, LLC  
224-293-6391 / [todd.abrams@wtengineering.com](mailto:todd.abrams@wtengineering.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed rebuild of the Sigma Pi fraternity house located on Brown Street. Phillips 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.

Leeth explained that the project consists of removing the 2 existing structures in order to build a larger 2 story fraternity house. The proposed structure is not allowed under the current zoning ordinance therefore, the petition is going to be heard at the BZA meeting in order to seek a variance. Since the existing structures are in need of repair, the proposed project would be an improvement. Off street parking will also be provided. This project was originally site reviewed on August 28, 2008. Wagner commented that the submission is substantially unchanged from the original site review.

Johnson stated the building isn't required to be sprinkled as long as the roof or attic portion is unoccupied and remains unfinished. If at some point in time this portion becomes occupied it will be required to be sprinkled. Contacting the Fire Department is necessary for placement of the Fire Department connection. The installation of a Knox Box will be required if the house is monitored with an alarm system. Abrams added that the kitchen will be a residential type. Before demolition of the 2 existing structures, Johnson requested that the Fire Department is notified in order to participate in some training.

Brown said that backflow protection is required at the water meter and any landscape irrigation system will require backflow protection as well. The 1" water service line is sufficient. A separate tap will be required for a fire service.

Phillips stated that comments from the Planning Department at the prior site review are the same. An application for zoning clearance must be submitted along with a set of plans signifying that the plans are for review. Lot coverage calculations must be included on the drawings. Phillips commented that the lot coverage appears to be favorable. Since the property is zoned R-3, up to 60% lot coverage is allowed. Wagner explained that zoning standards were used in reference to the front setbacks. In order to accommodate parking, the setback is slightly forward in comparison to the existing houses. Phillips commented that this basically is in keeping with what was there previously and is in the same general

location. The drawing must indicate the building height, halfway between the eave on the house to the ridge. A tree survey for this site which includes any tree 10" or greater in diameter is necessary. A replacement plan is needed for any qualifying trees being removed. The project is vested under the current ordinance because of the application for a variance that has been received. Referring to Article 31 is needed in reference to the tree survey. A landscape plan is needed to ensure there will be no invasive species on the property. The minutes from the previous site review meeting included an error with regards to signage. The correct signage allowed is 10 square feet. Parking is favorable since 9 spaces are required and 14 are indicated. The dumpster located on the north side of the property must be screened on all sides with a solid fence and gate. The enclosure must match or be compatible with the building in terms of color. The use variance is on the BZA agenda at tonight's meeting.

Kent explained that Dr. Heckler has previously spoken publicly about the possibility of a fraternity row on Short Street. Abrams added that a prior meeting had taken place in regards to the possibility of a land exchange with the properties. Following through with the original plan had been decided since there hadn't been much contact since that meeting. Phillips pointed out this issue will be discussed at the meeting this evening. Kent advised speaking with Dr. Heckler's office today. Phillips suggested speaking with Charlie Gillespie in particular.

Kras stated that a drainage plan is needed indicating how storm water will be managed on the site from the new development. Indicating the increase of impervious area from the original site to the additional parking is critical in order to determine how the drainage will be handled. Since turf will be added in place of the previous volleyball court, Kras mentioned that this is a possible area where something can be done pertaining to the drainage. Another suggestion is to possibly do something with the parking in regards to pervious pavement. Since the property owners of the structure on the south side of Union Street use paving blocks for several of their parking spaces, Kras advised speaking with them since it may help with the management of the drainage. An erosion control plan is needed indicating how erosion and sediment will be minimized from leaving the site during construction. Phillips pointed out that this project is not considered single family but rather a commercial entity.

Thrasher stated that a permit is needed for the demolition and a State Design Release is necessary before any permits can be issued for the construction. Any signage and fencing will require a permit as well.

Burkman said that comments from the previous site review are for the most part the same. There is a ROW dedication required on Garfield Avenue. More than likely the dedication will be 5' however, verification is needed. The existing sewer service is currently 4" which doesn't meet the current standards therefore, upgrading the sanitary sewer service to 6" is necessary. The sewer main is located on Brown Street. The existing tap is 75' east of the manhole at Garfield Avenue. The City standard for parking spaces is 9' x 20'. In order to reduce the impervious surface area, the reduction to 9' x 18' is allowed in situations where vehicles can overhang the front of the parking space.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Drainage Plan
- ROW Dedication
- Detailed Site Plan
- Sanitary / Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit
- Signage / Fencing Permit
- Zoning Clearance