



MEETING: Site Review Committee
SUBJECT: Addition
ADDRESS: 2252 Industrial Drive

LOCATION: City Hall
DATE: August 4, 2009

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, City Planner	(219) 462-1161
Tyler Kent, Asst. City Planner	(219) 462-1161
Matt Kras, Storm Water Engineer	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Jim Pingatore, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161

PRESENTERS:

Duane Rushing, Engineering Director, UGN, Inc.
219-464-7914 / Duane.Rushing@UGNUSA.com
Mike Alonzo, Corp. Project. Engineer, UGN, Inc.
219-464-7813 / Mike.Alonzo@UGNUSA.com

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

The Site Review Committee met to discuss a proposed addition to the UGN facility located on Industrial Drive. 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.

Alonzo explained the project consists of adding approximately 10,000 square feet to the north side of the existing facility. The addition will be used as a warehouse for storage. Currently the need for additional space is critical. This space will mainly be used for steel products and raw materials. The proposed addition is a warehouse therefore, utilities such as gas, water, and sewer, are not needed. Since the location will affect the storm drain line in that area, re-routing is necessary. The building is designed to be fully sprinkled and insulated. Energy efficient lighting is also anticipated. Alonzo also inquired about the possibility of future expansions for the facility. Approximately 140,000 square feet will be situated on 22 acres.

Johnson is aware that they will tie into the existing sprinkler system and therefore, using the current Fire Department connection. The facility operates 24 hours per day and a Knox Box currently is on the site. Storage for the facility must meet the requirements stated in Chapter 52 of the International Fire Code. Sending an MSDS list as well as any MSDS information on the batteries for the forklift charging station is also requested.

Thrasher said the building permit for this project has already been submitted. Plans have also been submitted to the State for review. Thrasher commented that at this point they are working on meeting all the Building Department requirements.

Phillips is aware that the architecture of the building will be consistent with the existing facility. Lot coverage must be indicated on the site plan submitted for the building permit. A statement is needed verifying that the addition will not exceed what's allowed. The minimum landscape surface requirement is 30% and must be indicated on the plan. Parking for the facility should be adequate and must accommodate any additional employees. The parking standard for this use is based on 1 space per 500 square feet of

building. Phillips suggested reviewing the Industrial Use Section, Table 9.201 of the Ordinance in order to determine office space, warehouse space, or production space. The Ordinance can be found on the City website at www.valpo.us. In reference to additional parking that may be necessary in the future, Phillips said to check the capacity and see if it's adequate based on the former ordinance. Added spaces are based on the addition only, rather than the entire facility. Since this is a warehouse, Phillips acknowledged that its 1 space per 1,000 therefore; one additional space is needed. A calculation is necessary in order for Phillips to review. Setbacks of the building and dimensions of the addition are also needed on the drawing.

Kras said when the 2001 addition took place, the detention facility was expanded therefore; the new addition presents no drainage issues. The installation of hood structures in the catch basins is strongly encouraged to promote water quality. Any floatables coming out of the loading dock will be filtered out since this area has a high potential of oils and greases from trucks. Kras is aware that the existing storm sewer will be re-routed and filling in the abandoned storm sewer is anticipated. This same procedure was followed with the 2001 addition. In reference to erosion control, silt fencing isn't required since the surrounding area is asphalt.

On behalf of Chuck McIntire, Pingatore said that the plans had been reviewed and there are no water issues. Since the building will be sprinkled, backflow protection will be required. Contact numbers for Chuck McIntire and Shaun Shifflett had been provided. Pingatore pointed out that the site is located within the Wellhead Protection Area. A current list of potential sources of contamination had been provided. An updated list is required to be sent to Pingatore when the project is complete.

It was conveyed to Burkman that the expansion will not change the water meter size.

Pilarski is aware that liquid or dry chemicals will not be stored in the new warehouse. A letter will be sent requesting that a few documents be updated.

In reference to future expansions, Phillips clarified that proof of permission from the railroad is required in order to encroach on that easement. Contact information for the railroad can be provided.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance
- Parking Calculation