

No



MEETING: Site Review Committee
SUBJECT: Sensit Technologies Addition
ADDRESS: 851 Transport Drive

LOCATION: City Hall
DATE: March 29, 2011

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Tony Reid, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Steve DeBold, Chester Architectural Services
219-465-7555 / steved@chesterinc.com
March Babcock, Chester Architectural Services
219-465-7555 / markb@chesterinc.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:

OPENING: The Site Review Committee met to discuss a proposed addition to the existing Sensit Technologies building. 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.

EXPLANATION OF PROJECT: This will be an addition to an existing building. Sensit Technologies design, manufacture and service gas leak detection instruments, gas indicators, gas monitors, etc. The new building addition is approximately 11,000 square feet. The building will encompass new inventory storage, finished goods storage, shipping/loading area and a small service area. The modifications to the site will include additional parking spaces added to the end of the existing parking lot. The drainage pattern will be rerouted around the proposed building. There will be no changes to existing sanitary and water.

STAFF COMMENTS:

ON BEHALF OF THRASHER: A State Construction Design Release will be required for the project. A building permit will be required. If there will be changes to the signage, a sign permit will be required.

JOHNSON: The building will not be sprinkled. Due to the size of the building, asphalt will be required on another side of the building to provide access for the Fire Department. One access site is not sufficient. Gravel is not acceptable. Grass paving could be considered as an alternative, if it is able to take the weight of a fire truck. This needs to be discussed with Engineering. The number of hydrants is sufficient. A Knox Box will be required.

MCINTIRE: No issues. This project is in a Wellhead Protection Zone. Extra care should be taken during construction. Double containment will be required if there will be on-site fuel. Any question

concerning Wellhead Protection Zone should be directed to Jim Pingatore.

PHILLIPS: The use is permitted. The expansion appears to be in keeping with all required setbacks. The 30% landscape surface ratio for the site is exceeded. The landscape plan will be reviewed with Steve Martinson to insure there are no issues. Parking is sufficient. The fence enclosure needs to meet the requirements of Section 2.406. The building architecture is consistent with the existing building. No signage changes are being proposed.

REID: No comments.

MCALPINE: Drainage calculations are needed for all land areas that drain to the existing 18" line currently shared by this lot and the lot to the south to demonstrate the existing system is capable of conveying a 10-year rain storm without exceeding the pipe flow capacity of 8cfs. If the system is not capable of handling the increased flow rate, a detention system will be required on the property to reduce the flow rates to existing conditions. The original drawings dated March 17, 2003 and also the JF New report for the Eastport Center describe a wetland shared between this lot and the one to the south. When the original Sensit building was developed, according to a note, the Army Corp of Engineers stated that this was not a wetland, but that this was not to be filled in until documentation was received from USACE or IDEM regarding the status of this wetland. This wetland appears to have been filled in when both lots were developed. The documentation received from USACE justifying the wetland being filled in is required. If no documentation is available, it may be necessary to recreate the wetland that was removed 8 years ago. This may be accomplished with some form of vegetative channel that would allow the water to pool into a pond to slow water down to achieve the 10-year flow rate. Further discussion concerning this issue is needed. The location of all existing and new building downspouts is needed. The downspouts need to be directed into what will become the vegetative channel. The dumpster and additional parking spaces encroach on the building setback line. Since these are considered accessories, this is allowed; however, it cannot be in any easement area and this needs to be clarified. If it is in an easement area, permission will be required from those holding the easement. During construction, a temporary rock check dam should be installed within the south drainage channel. An erosion control permit will be required.

PILARSKI: Sensit is defined as an industrial user and are fully in compliance with requirements. Two copies of the internal plumbing plan to include both the existing and new buildings are required.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance