



MEETING: Site Review Committee
SUBJECT: Horizon Bank
ADDRESS: 455 Morthland Drive

LOCATION: City Hall
DATE: August 26, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161
Tyler Kent, Asst. Planner (219) 462-1161
Matt Kras, Storm water Engineer (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161

PRESENTERS:

Jon Schmaltz, Burke Costanza & Cuppy LLP
219-531-0134 / schmaltz@bcclegal.com
James Jaksa, Horizon Bank
219-874-9209 / jjaksa@accesshorizon.com
Chris Brayak, Wightman & Associates
877-927-0109 / cbrayak@wightman-assoc.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 the proposed Horizon Bank at the corner of Horseprairie and US Hwy 30. 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.

It was explained this site was anticipated for quite some time with various scenarios in trying to work out drainage, circulation, parking, and downsizing the building. The issues have been addressed and are now ready for review.

Pilarski deferred comment to the Engineering and Collections Departments for the sanitary sewer connections from the building and into the sewer main. It was clarified to Pilarski that this facility is strictly for Horizon Bank.

Thrasher stated that a State Design Release is required before building permits can be issued. Any signage or fencing will also require a permit and any issues must be taken care of before permits are issued as well.

Kras said that drainage calculations are needed indicating what is being stored on site. Revised volume calculations from 10 year to 2 year were given to Kras. Details of the detention pond, outlet structure, and sizes are all included. The detention is under the parking lot and pipes. In reference to the flood plain issue, Kras inquired if any filling is being done. It was conveyed that currently they are still cutting more than filling. Filling at the front of the property is necessary in order to get the building 2' above the flood plain. Cutting off the back of the property as much as possible was needed. A calculation for this is included in the information provided to Kras. An erosion control plan is also necessary. In order to prevent an erosion problem from occurring, Kras recommended some turf reinforcement along the banks where the swale comes through to the creek. This area is located on the south end of the property where most of the cutting is taking place. Cleanouts are required every 100 feet from the service into the main. The connection into the main needs to be a "Y" connection and an INDOT permit is required for the right-of-way cut. An easement agreement is also needed which guarantees access from the property to the east. On behalf of the City engineer, Kras said the easement should be run to the City on behalf of the public for access

purposes. It was pointed out that the drive coming off of Horseprairie Avenue is directly across from the Burger King drive.

Phillips stated that the pathway master plan indicates a road pathway therefore; this will either need to be installed or payment in lieu of installation. It's basically a bike lane and pedestrian pathway that's separate from the pavement. Conversation is needed with the Parks Department and Phillips will provide the details regarding this. Prior to the issuance of permits, this will need to be worked out. Phillips said as far as he could tell, there is nothing that's required along US Hwy 30. The parking is adequate as far as the number of spaces based on the size of the building. The 45% lot coverage is figured after the future dedication of right-of-way. As part of the zoning clearance process, two copies of a detailed landscape plan are needed. The plan must indicate plant locations, size, and preferably both English and Latin names for the plant materials. Referring to www.valparaisoparks.org/horticulture is recommended to avoid any invasive species. The zoning clearance will need to be submitted with site plans, building elevations, and the landscape plans. Since there is residential property adjacent to the south from this property, a lighting plan is also required as part of the zoning clearance. Foot candles of illumination cannot exceed 1/3 of a foot candle at the south property line. Glare is not allowed that's caused by building, wall back lighting, or site lighting. If necessary, shielding will need to be installed in order to minimize. Adhering to the Overlay District requirements is essential regarding the 15' greenbelt. Article 29 refers to the landscape requirements for rights-of-way in the Signature Corridor Overlay Districts. In terms of plant materials, a specific standard exists for US 30. Signage being placed along US 30 and Horseprairie Avenue, is limited to a 6' tall monument style sign. The elevation of the road bed can be used as the beginning point for the calculation in terms of height. Signage needs to be placed in a landscaped area. Architecture plans indicating the building materials that area used is needed as well. Phillips prefers a sample of these materials or color rendering of the materials that are being used. It was clarified that the building will be similar in architecture and materials as the building on East Lincolnway however; it will not have the tower or the fence. The building has a hip roof and a canopy over the entrance. In terms of carrying the hip roof appearance, the drive-thru canopy is decorative. Phillips said this information should be included with the zoning clearance application. If possible a 3' to 5' landscape buffer is recommended between the proposed right-of-way line and the edge of the drive lane. A few options include planting shrubs or the placement of a decorative fence. On the property that can be maintained, some sort of landscaped area is necessary. Phillips said it's possible there could be an agreement with the City to landscape a portion of the right-of-way in lieu of this however; there is a minimum requirement that the site itself must have some landscaping. Kras inquired if this project will be constructed in the floodway. Phillips pointed out that approval by the State is required for any property affected by floodway, even the retention pond. This needs to be defined on the plans. The floodway requires a DNR permit for any disturbance including drainage. Phillips is unclear if there is a delineated floodway along Sagers Run however; this will need to be checked. Refuse on the site will be taken care of by a cleaning company.

Johnson stated that a fire hydrant will be required along the US 30 entrance. A Knox Box is required if an alarm system is installed in the building.

McIntire said they would like the fire hydrant located just east of the curb. The 2" water service isn't necessary therefore; 1" service is recommended. Backflow protection is required on the domestic, the irrigation meters, and the fire hydrant. A fire service is not going to be placed in the facility.

Kent added that the handicapped parking space needs to be closer to the building. It was then explained that it wasn't possible on this site because of site constraints. Achieving a 2% slope across the front isn't possible. Phillips commented in this case striping across the parking lot itself is essential to indicate a pedestrian crossing. Indication of this is shown on the current plans.

ISSUES TO BE RESOLVED:

- Landscape Plan (with tree survey)
- Erosion Control Plan
- Right-of-way
- Detailed Site Plan
- Sanitary / Sewer
- DNR Permit (if required)

- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance