



MEETING: Site Review Committee
SUBJECT: Total Development Addition
ADDRESS: 510 Randle

LOCATION: City Hall
DATE: January 9, 2007

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Matt Kras, Storm water Engineer (219) 462-1161
 Daryl Brown, Water Department (219) 462-6174
 Jack Johnson, Fire Department (219) 462-8325
 Dave Pilz, Engineering Director (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973

PRESENTERS:

Tim Reisinger, Total Development
 (219) 405-9920
 totaldev@comcast.net
 Don Bengel, Bengel Engineering
 (219) 462-0690
 bespels@aol.com

Media

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 new addition to Total Development. Kent 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.

Bangle explained that Total Development would like to purchase the neighboring property and add an addition to create more warehouse space. There are currently 4 parking spaces on site.

Pilz noted that there is no turn around for vehicles. If a turnaround cannot be created with the additional property, a variance will be required. Pilz would support such a variance. A sidewalk or sidewalk waiver is required. Improvements must be made to the curb and gutter, or payment in lieu of work would be accepted. Total Development must provide an estimate for the 65' curb and gutter. A detailed site plan is needed showing the elevation, etc.

Kras explained that an erosion control plan is needed showing how to minimize drainage from the site. Silt fence is required for the construction.

Thrasher confirmed that existing building is a home now. A State Design Release is needed with existing building included in submittal before building permits will be released. Any signage and fencing require a permit as well. A demo permit is needed to tear down any part of existing building.

Johnson is aware there is no sprinkler or monitor but will have fire extinguishers. There is concern about access to the new addition and for fire trucks getting in and out. Adding of new pavement will just be in the front. If anything changes, please notify Johnson. If monitored fire alarm system added, a Knox Box is required.

Brown noted it is a change of use and must be brought to code with backflow protection.

Pilarski confirmed that it is a cabinet distributor and only cabinets will be stored.

Kent mentioned parking in front may be an issue for a new owner in the future because 4 parking spaces is minimal. It was confirmed there will be 2 employees. Maximum lot coverage is 80% and this should be stated on final plans. A landscape plan and tree survey are needed. A 6' monument style sign is allowed because it is in Calumet Overlay District.

ISSUES TO BE RESOLVED:

- Variance

- Landscaping plan (with Tree Survey)

- Erosion control plan

- Detailed Site Plan

- Backflow Prevention

- State Design Release

- Building Permit

- Demolition / Fence / Signage Permits as needed