



MEETING: Site Review Committee
SUBJECT: Medical Office Building
ADDRESS: Lot 5B Eastport Centre

LOCATION: City Hall
DATE: 04/24/07

**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
Dave Pilz, Engineering Director	(219) 462-1161
Steve Martinson, Parks Dept.	(219) 462-5144
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Tony McGinley, Collections Dept.	(219) 464-2346
Marv McDaniels, Collections Dept.	(219) 464-2346

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Steve DeBold, Chester Construction
 (219) 465-7555
steved@chesterinc.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed medical office building located at Eastport Centre.

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.

DeBold explained the project is a 3,000 square foot medical office. There will be no surgical procedures done at this facility. The lot next to lot 5B was split to accommodate this building. The parking lots will be connected and the existing entrance off of Leonard Drive will be utilized. Also being proposed is another entrance on the southwest side of the lot. Everything will be sheet drained. There is not an existing sanitary tap for this parcel. The water line will probably have to go under Leonard Drive. There are 29 parking spaces as requested by the client.

Phillips stated that this project is within the SR 49 Overlay District therefore the signage is limited to a maximum of a 6' x 8' monument style sign. The dumpster on the property needs to be enclosed on all 3 sides with a painted or similar color enclosure that matches or is compatible with the building architecture. The lot coverage has to be 25% open space. This was not on the drawing but can be indicated on the permit set. Phillips conveyed that the parking seemed excessive. There are no parking maximums in the city ordinance. It was recommended if possible, to cut back on some of this parking.

Thrasher stated that a State Design Release is needed before any permits can be issued. Permits have to be issued before any work can begin. Any signage also requires a permit.

Pilz conveyed there are no issues from his standpoint.

Kras stated if some of the parking area were decreased this would create more green space. A rain garden area south of the building was suggested. The roof drainage could be directed into this and then to the swale that heads off towards the east.

Pilarski expressed the concern of the waste water discharge from the facility. A general survey will have to be filled out with regards to what procedures will be done at the facility.

McDaniels is aware that the entire sewer service line is 143'.

Martinson explained that all of the selected plants in the area are all the same. Diversity is recommended. Perhaps this project could be a way to transition some other plants from the menu into the area. Bayberries are a good choice and a well received option.

Brown stated that this site is within the Wellhead Protection Area. Secondary containment is necessary during construction if there are any fuels for the construction equipment on the site. The secondary plat needs to be noted that this site is within the Wellhead Protection Area. Backflow protection will be required at the water meter, on any fire system, and on any land irrigation system. The idea of a rain garden is a recommended opportunity.

DeBold expressed concern with cost in reference to the rain garden idea. The removal of the clay that is in the area and replacing with other soil variations is where the expense comes from. Previously he has worked with local landscapers. Kras has not heard mention of this being costly and that going with seed mix instead of plugs would be more cost effective. Martinson stated they are doing this same type of work in house with success and without this level of prep work. There should be a way to come up with a plant mix to work with the native soils. Brown added that if the right plants are planted, it will take some time but they will help break up the clay.

Johnson stated that the hydrant location is sufficient and DeBold was reminded about the Knox Box requirements.

ISSUES TO BE RESOLVED:

- Backflow Prevention

- State Design Release

- Building Permit

- Sign Permit

- General Survey Filled Out Regarding Medical Procedures