



MEETING: Site Review Committee
SUBJECT: Change existing parking
ADDRESS: Morthland Drive (In front of Walmart)

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:

David Hostetler, Weihe Engineers
 (317) 846-6611
hostetlerd@weihe.net
 Ed Kowalski, Weihe Engineers
kowalskie@weihe.net

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed existing parking lot into 2 out lots.

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.

Hostetler explained that the project is to take the existing parking lot in front of Walmart and turn these areas into 2 individual out lots. These out lots will be self sufficient with its own parking and utilities. A road will be created around the out lots for access. The out lot should be planned for retail development, restaurant use, or a bank and will not be anything over 1 story.

Pilz conveyed that when a specific use is proposed it will come back before site review with the detailed site plans. Currently the project is just making the 2 lots available and ready for building.

Johnson mentioned at this point in time and depending on the occupancy, there needs to be suitable fire lanes and access for emergency vehicles. There is concern as to the location of the fire hydrants.

Brown stated that the plans have already been reviewed regarding the water department and there are no issues.

Martinson confirmed that the planting of shingle oak is a good idea. It's strongly recommended not to use the red mulch.

McDaniels was informed that the current sewer system is a city system. The extension will be part of this system.

Pilarski expressed concern as to what types of businesses will go into these out lots because of wastewater discharges that could go into the sanitary sewer. There are no questions at this time because this is preliminary and it's not known what type of businesses will be built.

Kras explained that the storm water pollution prevention plan was reviewed and a notice of sufficiency was sent. It was requested to give a copy of the NOI letter to the city when submitting items for the Rule 5.

Pilz stated that this has been reviewed for other engineering things such as the extension of the utilities and the requested changes have been made and appears to be in order. This will require a Site Permit. The contractor doing the work will need to be registered with the city. The Site Permit will cover the erosion control, right-of-way cut and the municipal sewer inspection.

Phillips stated that each proposed development will need to have its own individual site review. There is 25% of green space that will need to be provided somewhere on the Walmart property. Each of the future sites will also be required to have 25% green space per the signatures, as this is in the US 30 Signature Overlay District.

Kent stated that he has received the Board of Zoning Appeals application and it is being processed.

ISSUES TO BE RESOLVED:

Site Permit