



**MEETING: Site Review Committee**  
**SUBJECT: Purchase of a Modular Classroom**  
**ADDRESS: 3805 LaPorte Avenue**

**LOCATION: City Hall**  
**DATE: 06/19/07**

**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
Dave Pilz, Engineering Director	(219) 462-1161
Marv McDaniels, Collections Dept.	(219) 464-2346
Tony McGinley, Collections Dept.	(219) 464-2346
Daryl Brown, Water Dept.	(219) 462-6174

Media

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

**PRESENTERS:**

Wayne Brandy, Evangelical Free Church  
 (219) 707-0958  
 Pastor Don Nydam, Evangelical Free Church  
[pastor.nydam@embankmail.com](mailto:pastor.nydam@embankmail.com)

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed portable classroom for Washington Evangelical Free Church.

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 stated that the church is in partnership with Victory Christian Academy and their request is to place a modular classroom on the site for approximately 5 years. There is an agreement with the developer that the parking lot will be repaved as well as the stone areas.

The existing entrance will be eliminated. The new proposed 2 entrances will be paved and gated. The location of the new entrances is shown on the site plan. The facility will be on concrete piers placed by Smith Ready Mix. Along the bottom of the facility there will be a barrier to avoid being open.

Phillips explained that there should be caution with the impact that a temporary facility may have with the adjacent 2 out lots. The size of this facility is twice the size of a typical construction trailer therefore; any sort of landscaping around the facility to soften the look is recommended. Standards to this effect will be stated in future ordinances. A 6' setback will have to be maintained from the property line. Permits will be needed for the structure placement and for the piers. A State Design Release may be needed and contacting Vicki Thrasher is necessary. Phillips is aware that the loss of the 5 parking spaces will not cause any difficulty for the church since the 1 space per 4 seats standard is met. The 5 spaces being lost will be moved in front of the garage which will be paved.

It was confirmed to Kent that there is a recreation area. Kent conveyed that the proposed gates are recommended to stay permanent to prevent a pass through for residential and commercial since children will be crossing.

Pilz is aware that the water will be extended from the existing system. The facility is on city water. The sewer is currently on septic however, with the Lauth agreement they will be connected

to the city sewer. Pilz stated that permits are required for the connection. Any issues related to the septic will need to be directed to the Board of Health. Plastic is allowed on the private water service line after the city service line.

Kras will need to review the drainage plans.

Johnson stated to use the Appendix D of the international fire code as a guide for the construction of the gates. A Knox Box system is recommended for the church.

Brown conveyed that if their own water service is being extended, there are no issues.

McDaniels stated to contact the Collections Department for any questions.

#### ISSUES TO BE RESOLVED:

Sanitary/Sewer Permit

Drainage Plan

State Design Release (if needed)

Building Permit