



MEETING: Site Review Committee
SUBJECT: Storage Building
ADDRESS: Airport Industrial Park

LOCATION: City Hall
DATE: July 3, 2007

**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
Bill Oeding, Public Works Director	(219) 462-4612
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Water Department	(219) 462-6174

Media

PRESENTERS:

Jim Minard, Lifestyle Homes
 (219) 464-9743
 jimminard@hotmail.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 a proposed storage building within the Airport Industrial Park. 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.

Minard explained that this is a proposed warehouse building and that he views this as a continuation of a similar program that began 10 years ago on Cascade Drive. Buildings of this nature are placed for rental and to bring businesses into town. This project will hopefully introduce 1 of 3 projects at Airport Industrial Park.

Johnson inquired as to what will be stored in the building. It was conveyed that more than likely it will be storage for small metallic, industrial parts stored on racks and that the building will not be sprinkled. Johnson stated that a building of this size has use limitations, and the fire protection systems will dictate what storage is allowed. Minard is aware that he has insurance restrictions with regards to what can be stored as well. Johnson mentioned he spoke with the water department and conveyed that there are some issues with the hydrant. A hydrant is needed within 500' of the building. Geskey added that currently there has not been any water or sewer accepted and that the issue is believed to be sewer. Contacting John Hardwick, Utility Director, is necessary with regards to the sewer and water issues. The plans for the subdivision have to be accepted before there can be an answer in reference to sprinkling or domestic use. Johnson has knowledge that the travel distance is sufficient with reference to the exiting. Minard conveyed that the state code compliance has been met. The Knox Box system will need to be instituted. Information was given and is also available online.

Phillips stated that late last year there was a site review for the actual subdivision that had a number of issues that needed to be addressed at the Plan Commission level. The subdivision was accepted contingent on a number of these issues being satisfied. To date very few, if any of these matters have been fulfilled. The Blum's will need to take care of these issues before any building can take place on the lot. Minard requested a copy of these minutes as well as the list of these issues at this particular meeting. On behalf of Dave Pilz, the Engineering Director, Phillips stated

that the development was given secondary plat approval in February of this year with a list of conditions. This list was given by Matt Kras to Minard. There are not any approved construction plans or surety for the development. The plat has not been revised as requested or approved by the Board of Works. There are a number of steps required by the Blum's before permits will be issued.

Kent gave information from Ed Pilarski of the Water Reclamation Department.

Kras stated that the previous Detailed Site Plan showing the grades, elevation, and dimensions of the lot will need to be forwarded. A drainage plan is also needed indicating how storm water will be managed from the site. The lot is over an acre in size therefore; a Rule 5 Erosion Control Permit (IDEM) is required.

Phillips stated that the project is located within the US 30 Overlay District therefore a 30' wide landscape buffer is required between the property line and the building line. A mixture of 6' tall evergreen trees and other plant material is recommended. The standard is stated in Article of 29 of the ordinance under the US 30 Overlay District. The architectural standards in the Overlay District are required to be met. Phillips recommended adding stone or brick along the bottom of the building and up to the windows since this is a very visible building. Minard stated there will be a dumpster on site which will be screened on the Airport Drive side. Phillips stated that if using a wooden or vinyl fence it must be opaque. If painted, it must be the same color as the building. Anything flammable or hazardous that end up being stored, other standards will come into effect. Minard added that on his past projects they have done extensive landscaping and beautifying the site. It's not his intent to build an eyesore on the property. As you stand on this particular site within the view on 3 sides, there are metal buildings. Phillips stated that 3 sides are located in the county. It was mentioned to Phillips that the building will be a tri-color combination with the roof being slightly lighter than the lower area and a canopy awning will be over the entrance. The building is basically a very large pole structure that is 7,200 square feet. Phillips stated that the challenge is that this property is on US 30. This same problem is with all of the lots in this particular development since these properties are not 600' deep. Even though this is in an industrial area, it cannot be treated any differently just because it's a storage building that happens to front on US 30. This is in the Overlay District and it does have landscaping and design standards. Cities are getting stricter with these types of storage buildings and the builders are getting more creative with the architecture standards. The building does seem to have the appearance of a small manufacturing establishment but on this location, this is probably the presentation it should provide. From a planning standpoint, if the building moved towards a wholesale business type establishment, the same standards would apply. Thrasher mentioned from another standpoint, it's mainly what is in the building. Phillips stated that the issue is actually the location more than anything. It is on a prominent lot and facing US 30 and there may be a better use for this particular lot. South on SR 49 by the fairgrounds, the 49'ers subdivision buildings present a significant architectural look to them because they are on the SR 49 corridor. This proposed storage building is in the US 30 corridor and therefore subjected to the same rules. The city has an ordinance in effect that needs to be maintained. Phillips stated that Minard could ask for a variance from these standards because of this being industrial. Minard expressed that he is fully committed in trying to work with the city but also must be proficient in controlling the cost. Phillips said that the projects that will potentially be to the east will be subjected to these same rules. Perhaps the US 30 and SR 49 Overlay Districts didn't envision industrial use when they were written therefore; that may be the purpose for the variance process. It is a goal for the city to develop this large area to the southeast and pole barns are not going to be permitted. The fact has to be balanced that this is a pole structure with 3 different colors but no change of materials when a higher standard is expected across the street. It's not typical to see these types of storage buildings on major corridors within our city.

Thrasher stated that before permits can be issued a State Design Release is needed. The issues must be resolved with engineering and the utilities. A permit is also required for any signage and fencing.

Phillips affirmed speaking with the Blum's and then the architectural issue can be further discussed.

ISSUES TO BE RESOLVED:

- Landscape Plan
- Erosion Control Plan
- Rule 5 / IDEM
- Drainage Plan
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign / Fence Permit