



MEETING: Site Review Committee
SUBJECT: Waste Transfer Station
ADDRESS: 3101 Berthelot Blvd.

LOCATION: City Hall
DATE: 2/21/06

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
Susan Gustafson, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Tony McGinley, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

PRESENTERS:

Jeff Jones
Regional Industries, LLC
JcoulterJ@yahoo.com
Lance Hodge
Regional Industries, LLC
lanceolotlink@hotmail.com
Tamara Perkins
Weaver Boos Consultants, LLC
tperkins@weaverboos.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 construction of a Waster Transfer Station on Bertholet Boulevard.

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.

Perkins described the waste transfer station building as a 100' X 100' building with 15' wide loading pit. An office building is attached to that. A maintenance building 50' X 60' is proposed. This building will be surrounded by gravel for container storage. Detention storage is provided to detain storm water runoff from the facility that will discharge into the existing storm water sewer located under Bertholet Blvd. Typical waste in and out of the building will be between 300 – 400 tons per day to begin, and peak up to 500-600 pounds per day. Vegetation along the north side and around the perimeter will not be disturbed. On the west side, there will be screening. Around the detention basin, tall grasses and short shrubs are proposed. There is a parking area for employees at maintenance building and at the office. There will be a catch basin to control storm water runoff. All set back requirements have been satisfied.

Phillips noted that the Planning Department has completed a full review of the project. The developer is required to meet a set of performance standards. The biggest concern is for orders coming from the site since there are other businesses nearby. Everything possible should be done to abate the odor. Hodge explained that not only is the waste enclosed, but also there is a procedure for trapping molecules and misting them to reduce odors. Measurements are still needed for the maintenance building. Parking is in question for that building. The standard requirement is 1 space per 2 employees; future employees must be included in this calculation.

Hodge commented that they would open the station to the public if the City thought that to be appropriate. Perkins noted that they could create a public drop-off access and/or designate one of the proposed bays for public use. Hodge explained that they would have someone to coordinate operations and be responsible for queuing. Phillips advised that any container noted for public use must be noted on final plans and be enclosed to keep animals out. On the final drawings, lot coverage and building height must be noted. Maximum coverage of impervious surfaces is 70%. A landscape plan with tree survey is necessary. Note on the landscape plan that screening will be provided. Phillips suggests screening the entire west side. Phillips also asked that screening be added to the east side for future industrial projects proposed for that area. A road agreement is needed since the road is not set up for heavy traffic. There is a small wetland on the property. It must be delineated and proven that it has been handled properly.

Oeding showed concern that the area is zoned for industrial use. The roads, however, are not up to industrial standards. Hodge confirmed that there would be 100 tons of waste per day to start. The trucks leaving the facility would have a combined weight of up to 80,000 pounds. Hodge will continue discussion regarding the streets with both Oeding and Pilz.

Gustafson inquired about water demand. Perkins explained that water would be needed at the transfer station only for offices and to wash the floor. Gustafson noted that a 1" service with ¾" meter should be sufficient. Backflow protection would be required on that meter.

Kras will need the notice of intent letter for the Rule 5 permit for erosion control from IDEM. The plan shows calculations for the detention basin. How that was calculated must be shown. Hodge clarified that there will be not contamination from runoff at the site. Kras reiterated the wetlands must be delineated and verify that mitigation is not needed.

McGinley said there is an existing line on Bertholet. They can tie into that line. As the project progresses, collections will come to the site to locate a tap.

Johnson noted there is a hydrant on Bertholet, but showed concern about supplying water in the event of a fire. Johnson suggested putting a hydrant closer to the facility. Johnson clarified that there will be adequate access to the building. Johnson also inquired about the occupancy classification. The classification could affect the fire rating and water needs. Perkins noted that there is a firewall between the transfer station and business offices.

Pilarski is awaiting industrial waste survey. Perkins will provide that as soon as possible. The building is designed to capture all of it's own runoff and is proposed to run into the city sewer. The maintenance building will have a solid impervious floor according to Hodge.

Martinson strongly recommended substantial landscaping be added to the site. The tree survey needed must show trees 10" in caliper or greater and should included proposed trees. Martinson suggested planting the bottom of the basin, as well. A preferred plant list and exempt plant list were provided. Martinson suggested planting shade trees throughout the screening to the east and the west. Phillips noted that screening vegetation should be adequate for year-round screening.

Two members of the 49er Partnership gave public comment. Dennis Hains showed concern about the drainage into the detention pond and possible contamination. Carl Phillips, clearly frustrated, commented on the purchase of the land. Regional Industries approached the 49er Partnership previously for purchase of the site for a waste transfer station. The partnership declined. In turn, they sold the land to Allen Summers. Later, they were surprised to find that Allen Summers purchased the land on behalf of Regional Industries.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)
Erosion control plan
Right-of-way

Sanitary/Sewer
Backflow Prevention
Site Improvement Permit

State Design Release
Building Permit