



MEETING: Site Review Committee
SUBJECT: Retail Center
ADDRESS: 2505 LaPorte Ave.

LOCATION: City Hall
DATE: 3/28/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Tony McGinley, Collections Department	(219)-464-2346
Marv McDaniels, Collections Department	(219)-464-2346
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Chuck McIntire, Water Reclamation Dept.	(219) 464-4973

PRESENTERS:

Scott Kleinknight
 Thompson Thrift
skleinknight@thompsonthrift.com
 (812) 235-5959

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 retail center at 2505 LaPorte Avenue. 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.

Kleinknight explained that concerns from the previous site review have been addressed and corrected. The storm water pond area has increased and landscaping has been added. Kleinknight would like to start demolition on or very near April 10th pending the move of McAfee Animal Hospital.

Kent mentioned that a drive-thru was planned at one time for a restaurant. Kleinknight explained that there is no restaurant currently scheduled for this development. If one were interested in this location, Kleinknight would bring the plan back for review regarding the drive-thru. Kent brought up the concern from Dave Pilz, City Engineer, and Craig Phillips, City Planner, regarding a pedestrian connection to the residential property. Kleinknight pointed out that there is a very steep grade from the retail center to the residential area. He expressed concern on how to add a sidewalk without building a retaining wall. Kent indicated that Phillips would contact him regarding this issue. Kent stated that the dumpster enclosure is appropriate. One dumpster will be used for exclusively for recyclable products. Kent confirmed that the fence will be repaired or replaced, and there will be an adequate buffer.

Kent also spoke for the fire department. The building must be fully sprinkled, and a Knox Box is required. See pages 180 & 181 of IBC for A2 Requirements.

Martinson noted that there were no changes in the landscape plan. He reiterated that all existing trees remaining during construction must be well protected. Do not allow construction crew to drive over roots or damage the trees.

Kras will review drainage calculations. A ridgeline is shown on east side for water to drain. Kras suggested eliminating that to have water drain into pond. Catch basin #1 should have a hood on the outlet pipe to trap any oil and grease. On the detention pond, Kras suggested adding rip-rap to the outlet structure. There should be some type of erosion control matting. At dumpster, water may pool instead of flowing to the detention area. A Rule 5 permit for erosion control is required from IDEM.

McDaniels noted that if a restaurant were to go into the center, a grease trap must be added. He suggested putting in a grease trap now instead of once construction is complete. For additional information, Ed Pilarski may be contacted at (219) 464-4973.

Brown noted that backflow protection is required on the water meter and on the fire protection system. Back flow protection is also required on any irrigation systems.

McIntire mentioned that he has been in contact with McMahan & Assoc. regarding the water service. The plan does not work as shown. The City's policy is one water service on one meter. McIntire suggested the option to master meter the entire building. McIntire will work with the fire department to bring in a line for hydrants. McIntire also suggested a 2" meter with a 4" line coming into the building, which will allow for growth if a restaurant were to come. Water service must be cut off at the curb for demolition. McIntire inquired about asbestos. Kleinknight explained there was some asbestos found in the floor tiles in the basement, but a certified company was coming for that removal.

CURRENT ISSUES TO BE RESOLVED:

- Demolition Permits – one for each address (Applied for on 3/27/06.)

- Sewer Permits (to cap off sewer during demo; one for each address.)

 - Sewer contractor information must be provided prior to receiving sewer permits.

 - Sewer contractor must be registered with the City of Valparaiso.

 - Demolition and Sewer permits will be issued simultaneously.

- Craig Phillips, City Planner, requests an additional review of the landscape plan.