



MEETING: Site Review Committee
SUBJECT: Centier Bank Addition
ADDRESS: 154 Morthland Drive

LOCATION: City Hall
DATE: April 4, 2006

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Rich Hudson, Bonar Group
(219) 462-1158 ext. 222
rhudson@bonargroup.com
David Kinel, Gerometta & Kinel Architects
(219) 926-6655
gandkarchitects@comcast.net
Jim Kendall, Centier Bank
Carol Highsmith, Centier Bank

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 addition to the Centier Bank located at 154 Morthland Drive.

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.

Centier Bank would like to add a 415 square foot addition to the Valparaiso South branch. The remodel will create additional office spaces, house a currency room, and updated the interior space. A mezzanine level will be created to use for storage and mechanical only. In addition to the remodel of the building, Centier would like to lease additional land to provide a few extra parking spaces. The additional land will provide 1750 square feet with approximately 1000 square feet converted into impervious surfaces. This new lot will be accessible from Route 30 only, and will be reserved solely for employees. The additional parking is necessary to accommodate clients.

Phillips confirmed that the new addition would architecturally match the existing building. This business is located in the Signature Overlay District and must meet those standards related to the district. Phillips would like to see landscaping around the proposed addition. Phillips noted that there are no sidewalks on this property. Highsmith explained that she didn't think that sidewalks were required when they first remodeled for the bank. The maximum lot coverage is 75%. There would be no change in signage.

Pilz explained that a sanitary sewer permit would be needed. Kinel has been in contact with the sewer department regarding this project.

Thrasher noted that a State Design Release is needed prior to obtaining a building permit.

Martinson explained that a landscape plan is required noting the existing trees on the property. Martinson requested the addition of trees to the property. Kent provided the Recommend Plant List and the No Plant List.

ISSUES TO BE RESOLVED:

Overall lot coverage total – variance may be needed

Landscaping plan

Sidewalk Waiver

Sanitary/Sewer

Site Improvement Permit

State Design Release

Building Permit