

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Sherwin Williams****DATE: April 18, 2006****ADDRESS: LaPorte Ave. East of Knode Creek shopping center****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
Marv McDaniels, Collections Department	(219) 464-2346
Tony McGinley, Collections Department	(219) 464-2346
Steve Martinson, Parks Department	(219) 462-5144
Check McIntire, Water Department	(219) 464-4973

**PRESENTERS:**

Bruce Boyer, Boyer Properties
(219) 924-9922
bruce@boyerconstruction.com
Keith Underwood, Boyer Construction
keith@boyerconstruction.com

**Media**

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://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 Sherwin Williams retail store on LaPorte Avenue east of Knode Creek Shopping Center.

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.

Boyer explained that this store would be approximately 5200 square feet and only one story. It would house a small showroom and warehouse storage for supplies and paints. It is a small, unusual outlot with an existing access easement. Boyer is requesting to have a proposed cross access easement and a cross parking easement.

Johnson inquired about the fire suppression system. Johnson noted that according to the size of the building, a sprinkler system is not required. However, it is his experience that Sherwin Williams exceeds storage for a mercantile property, which puts them in an H Class requiring a sprinkler system. A Knox box system is also required.

Phillips noted that the plan would need to show the current sidewalk in front of the shopping center. Maximum lot coverage allowed is 75%. A detailed site plan noting set backs, building dimensions, etc. is needed. Phillips explained that a 30' landscape buffer is required along LaPorte Avenue. It is possible that a variance was granted for this development. Phillips will review and discuss in greater detail. If a variance was granted, Phillips asked to increase the landscaping in front and to provide irrigation for that. He asked that they work with a registered landscape architect. A tree survey and replacement schedule is required. A parking variance may be needed. The public area of the building must be provided in order to determine parking requirements. Phillips strongly encouraged a pedestrian connection to the east. Boyer explained that they would be willing to provide that pending permission from Target. Architectural details need to be provided, and the entrance should be accentuated as much as possible. An outside

dumpster must be properly screened with materials to match the building. If an HVAC unit is visible from the roof, it must be screened.

Martinson explained that a landscape plan is required. Kent provided the city's Do Not Plant tree list and the Preferred Plant List. Martinson offered to review and assist with landscape plans.

McIntire explained that the water main would need to come off of Mayfield. A fire hydrant would be required. Backflow protection would be required on the domestic, irrigation, and fire service lines.

McDaniel noted that there are no sewer hook-ups on this lot. He suggests speaking with Dave Pilz, City Engineer, regarding the sewer location. Mr. Pilz may be reached at City Hall at (219) 462-1161. There is a clean out behind the pet store, but McDaniels does not know where that leads. It is possible a trap will be required. Ed Pilarski, Water Reclamation Department may be contacted at (219) 464-4973 for any questions concerning the trap.

Boyer noted that a storm water drainage plan was calculated and designed with the original pond behind Knode Creek. Kras requested documentation that out lot A was taken into account with the calculations for the size of the pond. Boyer mentioned cleaning out and resetting the riser. Erosion control from out lot A will need to be well maintained.

#### ISSUES TO BE RESOLVED:

- Variances
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit