



MEETING: Site Review Committee
SUBJECT: Fence Masters
ADDRESS: 1105 Morthland Drive

LOCATION: City Hall
DATE: May 2, 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
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Bob Mitziga, Fence Masters
 (219) 322-8977
 rmitziga@hotmail.com
 Lou Del Santo, Fence Masters
 (708) 758-5250
 Steve Johnson, Fence Masters

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 Fence Masters on IN Rt. 30. 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.

Mitziga intends to use this property for a small office and show room for Fence Masters. The main warehouse is located in Chicago Heights, IL. Mitziga would like to use the current structure on the property for an office. Only cosmetic changes, such as painting, will be made to the building. A maintenance free PVC fencing with wrought iron gates and some brick pillars will be installed at the entrance to dress up the location and showcase the product. A deck and gazebo will be added to the lot. The back of the lot will be secured with chain link fence. Mitziga would like to add a 20' wing to each side of the building for temporary storage of excess materials returned from a job. Such materials will be returned to the main warehouse on the next delivery truck. Materials will be completely screened. The current owner will clear the lot of old cars on the property.

Phillips explained that a variance is needed to allow for any temporary outside storage. Phillips also expressed concern about the aesthetics since this is located on IN Rt. 30. Phillips would like something done to dress up the site and support reinvestment of the property. Mitziga reiterated that he intends to clean up the property and showcase his product. Phillips asked that Mitziga provide striping on the paved area to create a parking lot. Since there will be no additional pavement, there are no issues regarding lot coverage. Phillips strongly encouraged adding as much landscaping as possible to the site, but cautioned adding landscape in the right of way. The fencing is currently installed on the property line. Fence Masters will replace it with new fencing. The fence height is limited to 4' maximum height in the front yard and 6' maximum height on the sides and back. The front yard is determined by drawing a line parallel to the main road across the

front of the building. That line will be at an angle on this property. Mitziga stated, to accommodate that ordinance, the PVC fencing could be installed in the back. Mitziga would like to replace the current signage and, on occasion, display a "SALE" banner. They would like to create an upscale look to showcase their higher end product.

Thrasher explained that a permit is required for the signage, including any short-term signage, and the sign contractor must be registered with the City of Valparaiso. Fence Masters, too, must be registered with the city in order to install jobs in Valparaiso.

Martinson explained that a landscape plan is required noting the existing trees on the property and what is to become of them. Kent provided a list of recommend plant materials to use. Mitziga noted that most of the landscaping would be with planters.

Johnson requested a Knox Box should they add a fire alarm system to the current building.

Since there will be no addition of impervious surface and water is provided by a well, Kras and Brown had no comments.

ISSUES TO BE RESOLVED:

- Variance

- Landscaping plan (with Tree Survey)

- Detailed Site Plan

- Building Permit (Signage and Fencing)