

**MEETING: Site Review Committee****SUBJECT: Triangle Liquors****ADDRESS: Directly behind the current location at 3210 Calumet Avenue****LOCATION: City Hall****DATE: May 23, 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
Marv McDaniels, Collections Department	(219) 464-2346
Tony McGinley, Collections Department	(219) 464-2346
Tony Reid, Public Works Department	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

John Pangere, The Ross Group, Inc.
219-764-9413 ext. 16
john@therossgrp.com
Joe Young, The Ross Group, Inc.
219-764-9413
Lucas Eleftheri, Owner

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of Triangle Liquors on Calumet Avenue. 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.

Pangere explained that business is going quite well, and the current location is simply too small to provide adequate floor space. Eleftheri would like to build a new store, twice the current size, on the property located directly behind the existing store. Eleftheri would use the original building as a rental retail space; something that would not be in direct competition with his store. Parking is adequate since customers are in and out rather quickly.

Phillips would like some architectural changes to the building such as raised parapets or something similar. Young mentioned that the building will have split-face block with a colored banding. Phillips would like to see a projecting element or other minor changes to give significant interest to the structure. Parking will be reviewed in greater detail pending the tenant mix. Square footage is unknown, but 1 parking space is required per 150 square feet of usable floor space. There is concern that there is not enough space for service vehicles to access the building. Young noted that service areas will be in the front or to the side of the building. Any service area must be adequately screened. Setbacks are appropriate. Maximum lot coverage is 75% and must be reviewed. A pathway along the front of Calumet will be required. Since improvements to Calumet have not been finalized, a sidewalk waiver may be required. A buffer is needed along the back of the property. There is a concern that the Chandana Apartments signage is located on this property. Kent will investigate and address this issue. Signage for the new building could be difficult. It is possible to add an additional sign for the second building, but signage is based on the

frontage of the first building on Calumet Avenue. The current pole sign will not be removed. Eleftheri mentioned that one of the properties will be owned by his father. Pilz and Phillips explained that off-premise signage is not allowed. Phillips suggested a partnership of some kind to resolve this issue. This is a unique situation and a variance may be an option. Trash containers must be enclosed on 3 sides with materials that match the building.

Pilz explained that additional right-of-way dedication along Calumet will be required. A detailed plan showing erosion control, grades, drainage, access, easements, etc. is needed. McDaniels said that the sewer runs north/south in front of the building. There may be Signature Street requirements that will have to be reviewed.

Brown indicated that backflow protection will be required on the new service. He would also like the original building to have backflow protection added as part of this project. Any irrigation system will require backflow protection, too.

A drainage plan is required. An erosion control plan showing how to minimize erosion from the site is also necessary. Young noted that it is possible to shrink the building slightly to provide a detention pond on the east and south side of the building. Kras noted that it would be acceptable to do a dry well if overflow is provided, but it may be more expensive.

Martinson explained that a landscape plan is required. A tree survey is also required noting the existing trees on the property and what is to become of them. There is a Recommended Plant List and a Do Not Plant List for the city that should be used. Both lists are available under the horticulture section at www.valparaisoparks.com.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. A building permit would be needed for any major alterations to the original building.

Johnson mentioned that, if the building will not be sprinkled, a fire hydrant may be required on this property. If the building is sprinkled, a Knox Box system is required. If there is a tenant change in the original building and that building is sprinkled, a Knox Box system will also be required for that building.

Pilz said the address for the second building is yet to be determined.

ISSUES TO BE RESOLVED:

- 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