



MEETING: Site Review Committee
SUBJECT: RV Storage
ADDRESS: West Street (east of Campbell)

LOCATION: City Hall
DATE: May 30, 2006

**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
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

PRESENTERS:

Clark Defler
 221 W. 150 N.
 Valparaiso, IN 46385
 219-921-4711

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 storage of RVs. 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.

Defler explained that he would like to replace the existing fence in the front. He would like to use his existing lot for RV storage. There are no plans to add pavement or a building.

Phillips noted that the zoning is M2, which is a heavy industrial district. This district allows for storage of this type, but requires it to be indoor storage. A use variance must be obtained for outdoor storage. Phillips will confirm how far the property is from U.S. Rt. 30. It must be 600' or more or it must abide by the Signature Overlay District Standards. Defler noted that a portion of the property is paved and a portion is gravel. The overgrowth, which shields the property from Campbell, will not be bothered. The property is primarily flat with an embankment at the railroad tracks. The existing building will be used for storage; there will be no repairs to this building. Phillips would like year-round screening such as evergreens added to the property. A variance may be required to replace the existing fence according to Phillips. Phillips and or Kent will meet Defler at the property to further discuss.

ISSUES TO BE RESOLVED:

- Variance
- Building Permit (required for fence repair)