



**MEETING: Site Review Committee**  
**SUBJECT: Villas of Vale Park**  
**ADDRESS: Vale Park Road**

**LOCATION: City Hall**  
**DATE: 6/6/06**

## 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
Chuck McIntire, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Dave Pilz, Engineering Director	(219) 462-1161

### PRESENTERS:

Chip Krusemark, Wilcox Development	ckrusemark@wilcoxdevelopment.com
Bill Ferngren, Hoepfner, Wagner, Evans	wferngren@hwelaw.com
Rich Hudson, Bonar Group	rhudson@bonargroup.com
Jon Gertsmeier, Wilcox Development	jpgertsmeier@wilcoxdevelopment.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 review the modified plan for the Villas on Vale Park. 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.

Krusemark noted that the plan has changed in regards to the Sturdy Road connection and the turn-about at the intersection of Sturdy and Vale Park Roads. This project is an age-targeted, ranch, town home community. There will be common areas and a clubhouse for resident use.

McIntire specified that this is a wellhead protection zone. Proper containment during construction will be necessary. Back flow protection is required on any irrigation tap, as well as the clubhouse and pool. McIntire offered his personal assistance on main sizing, hydraulics, valve & hydrant placement, etc. One tap is required at each residence.

Phillips explained that approval is needed to allow this as a Planned Unit Development (PUD). Phillips suggested connecting the pathways on either side of the wetland. Krusemark explained that a bridge would be required for that connection, and that would be too costly. Parking per unit will allow for 2 indoor and 2 outside spaces. A detailed landscape plan and a tree survey with a replacement schedule are needed. Phillips suggested the addition of a buffer between this development and Hunter's Point. A vegetative buffer is also needed along Sturdy Road. The entrance signage for the development is limited to 32 square feet for the message itself. That does not include decorative elements or stone work. Krusemark indicated that each unit will have it's own trash receptacle and will bring it to the street for collection.

Kent suggested the incorporation of a bus stop since a trolley system is planned for the city. Kent will contact Krusemark once more details are available.

Oeding expressed concern about trash pick up and recycling. It will be very difficult to collect from building 1. Pilz suggested that residents in building 1 could take their trash to Sturdy Road for collection. The radius on the cul-de-sac is unknown. The city will try to back the truck into that area for collection. The city will not provide maintenance or plowing on the private streets.

At the previous meeting, the option of opening the old section of Sturdy Road to two lanes to allow cars to pass was suggested. Krusemark stated that they would be willing to offer property for the city, but they did not want to address that. Pilz suggested opening the road a few feet to accommodate the trolley system.

Nondorf pointed out that this is a beautiful development, but very difficult for the fire department to provide service. At the previous review, Jack Johnson, Fire Department Representative, commented that the street widths were of great concern for access. On the previous plan, streets were even 4' wider than they are currently shown. The International Fire Code (IFC) recommends a street width minimum of 26' on a fire access road with hydrants. "No Parking" signs must be posted on both sides of the road for any street 26' wide or less. Since these will be private roads, it will be nearly impossible for the city to enforce the no-parking restriction. The fire department requests that the streets be 28' or greater. Ferngren proposed the possibility of the condominium documents stating the no-parking restrictions on the private streets. Ferngren also suggested that the association could grant the city authority to enforce such restrictions. Ferngren commented that the streets could be increased to the IFC requirement of 26' wide. Oeding suggested adding a designated area for overflow parking to help keep the roads clear.

Pilz inquired about the request for PUD. Phillips explained the standard zoning will not allow for an apartment complex on this property. Pilz noted that comments from the previous site review apply. Something must be done to improve the northerly section of Sturdy Road to allow cars to pass. The connection to the new Sturdy Road must be reconfigured to allow for access of the 2 drives at that location. A portion of the green space, approximately 15', must be dedication for a drainage easement along the existing section of Sturdy Road. The Vale Park Road project calls for a new storm sewer to come out of this area. As the project progresses, more detailed information such as erosion control, drainage, sewer, etc. is needed. Hudson noted that, with the addition of roadway and the easement, the buffer might be removed. Pilz noted that the buffer could stay until the Vale Park Road project began. Hudson also confirmed that this easement would become an outlet to the wetland. Matt Kras, Storm Water Engineer, will have to approve the drainage since approval of the PUD is dependant on a final site plan.

Thrasher noted that a State Design release is needed for the 4-unit buildings and the clubhouse prior to obtaining a building permit. The pool, fencing, and signage also require building permits.

Phillips reiterated that design standards must be in place for PUD approval.

A member of the gallery expressed concern about drainage for this project and the Vale Park Road project. Pilz explained that the outlet is the existing lake, but, at this stage, the drainage plan is incomplete. Pilz did mention that the intent is to extend the sewer south on Sturdy Road.

#### ISSUES TO BE RESOLVED:

PUD Zoning Approval	Detailed Site Plan
Sturdy Road Dedication by Board of Works	Sanitary/Sewer
Primary Plat Approval	Backflow Prevention
Landscaping plan (with Tree Survey)	Site Improvement Permit
Erosion control plan	State Design Release
Right-of-way	Building Permits