



MEETING: Site Review Committee
SUBJECT: Proposed medical office buildings
ADDRESS: 2701, 2711, 2721 Leonard Drive

LOCATION: City Hall
DATE: June 29, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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
 Steve Martinson, Parks Department (219) 462-5144
 Dave Pilz, Engineering Director (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973

PRESENTERS:

Steve DeBold, Chester Construction
 (219) 465-7555
 steved@chestinc.com

Media

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 construction of 3 medical office buildings in Eastporte Center. Kent 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.

DeBold explained that his client has recently purchases the property and would like to construct 3 medical office buildings on this site. Parking is a major consideration. To meet parking requirements, they would encroach on the 90' setback along IN49. DeBold presented today for feedback on the parking issue only.

Kent mentioned that Craig Phillips, City Planner, is opposed to having the parking lot along IN49. Kent suggested applying for a variance to the Board of Zoning Appeals for parking.

Pilz prefers that the parking standards be met, but would support a parking variance.

Martinson suggested adding an extraordinary number of trees along IN49 to conceal the parking area.

Thrasher confirmed that the major concern is meeting the 1 space:100 sq.ft. requirement. The physicians would be satisfied with a smaller lot. Parking along IN49 would be eliminated with a parking variance.

ISSUES TO BE RESOLVED:

Parking Variance
 Site Review