



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Stanley Street Subdivision
ADDRESS: SW corner of Stanley & Valparaiso Streets

LOCATION: City Hall
DATE: July 25, 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
Daryl Brown, Water Department (219) 462-6174
Jack Johnson, Fire Department (219) 462-8325
Tony McGinley, Collections Department (219)-464-2346
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:

Eric Banschbach,
Emil Beeg Land Survery, Inc.
emilbeeg@netnitco.net

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed subdivision on Stanley Street. 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.

Banschbach explained that there are 2 existing homes on lots 1 & 2. Banschbach proposes to cut off the west end of the lots to create 2 additional building sites noted as lots 3 & 4. Drainage calculations have been provided and a rain garden has been proposed for the southern portion of lots 3 & 4 to handle the current runoff. When the new storm sewer goes in during the Valparaiso Street Project, the water could be directed to that sewer.

Phillips noted that the sidewalk is shown on Stanley Street; a sidewalk must also be added to Valparaiso Street. A sidewalk waiver may be required due to future improvements scheduled for Valparaiso Street. It must be noted on the plat that 2 trees will be planted on each lot: 1 in the parkway and 1 on the lot unless existing trees will not be removed. There is a 1' wide strip on this site that is city owned.

Brown explained that the water service is to come from the north side of Stanley Street. Information was given regarding the proposed rain garden. When water service is needed, contact Chuck McIntire at the Valparaiso Water Department.

Martinson provided the Preferred Plant List.

McGinley noted that the sanitary sewer would need to run out to Stanley Street.

Pilz suggested that Banschbach's attorney review the 1' strip of property owned by the City of Valparaiso and provide input on how to handle that strip of land. There is a 30' half-width right of way, from the section line, dedication required along Valparaiso Street. An overflow or

outlet from the rain garden must be provided. That garden must also be protected with an easement. Someone must be responsible for and maintain the rain garden.

Banschbach inquired about seeking a variance for the 25' setback requirement. Phillips explained that there is an exception stating that the setback may be equal to the average setback of other residences on the same block. Pilz communicated that a Side Walk Waiver would be required in lieu of putting in the sidewalk on Valparaiso Street

Johnson requested that a fire hydrant be placed within 500' of the proposed buildings. If there is not an existing hydrant, one should be added.

ISSUES TO BE RESOLVED:

- Access to 1' wide strip owned by the City of Valparaiso

- Setback requirement

- Rain Garden