



TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Retail & Warehouse Space
ADDRESS: 52 Marks Road (Old SPESCO Building)

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

PRESENTERS:

Jeffrey Katz
(219) 406-0725
j4katz@comcast.net

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 retail warehouse (formerly SPESCO). 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.

Katz explained that this retail space would be divided into a multi-tenant building. Current tenants include Prairie Cable (using warehouse space), and Okaya Electric Company (using office and warehouse space). A Mexican Grocery Store is also interested in this location. The building is totally sprinkled. There are approximately 45 parking spaces on site.

Phillips confirmed that there are no plans for exterior changes to the building. Signage would be 1 square foot per 1 lineal foot of frontage, with a maximum of 70 square feet. Katz intends to reface the existing pylon sign. Parking will be reviewed by the Planning Department. Tenants should contact the planning department for review and approval prior to the purchase of signage. Any dumpsters should be screened with an enclosure that matches the building in material and/or color. Phillips asked that the Mexican grocery store tenant contact Ed Pilarski, Water Reclamation Department, at (219) 464-4973.

Brown stated that if the building does not have backflow protection at the water meter, it must be brought up to code.

Thrasher noted that a State Design Release is needed since the building will become a multi-tenant use. Each store will require 2 exits. Any signage would require a permit. Any fencing that might be added would require a permit, as well.

Pilz noted that a dedication of right-of-way might be required along the front.

Johnson requested the sprinkler system be reviewed due to the addition and removal of walls. A Knox Box system is required. Johnson provided a form regarding fire hydrants, which is to be completed and returned to the Fire Department.

ISSUES TO BE RESOLVED:

Right-of-way Dedication (if needed)

Backflow Prevention (if needed)

State Design Release

Sign Permit