



MEETING: Site Review Committee
SUBJECT: Masters Apartments – Phase II
ADDRESS: 2700 Vale Park

LOCATION: City Hall
DATE: September 26, 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
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
Dave Pilz, Engineering Director	(219) 462-1161
Media	

PRESENTERS:

Darren Pittman, EMHT	dpittman@emht.com
Rick Kelo, Pedcor Investments	rkelo@pedcor.net
Bruce Hagen, Pedcor Investments	bruceh@pedcor.net

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 The Masters Apartments, Phase II. 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.

Hagan noted that there are minimal changes to the original Phase II Plan presented 5 years ago. There are proposed 48 2-bedroom units and 16 1-bedroom units. Sidewalk entrances have changed. All units have their own access. Regarding sanitary sewer and water lines, will continue as planned. There are no changes to Vale Park Road. The architecture will be the same as the existing buildings constructed in Phase I.

Pilz has reviewed the new plans for conformity to the previously approved plans. Right-of-Way has been dedicated and payment was made in lieu of the construction of the sidewalk.

Phillips mentioned that this project does meet the basic standards of the zoning ordinance. Phillips said a pathway is required or payment in lieu of the pathway must be provided. If the pathway master plan calls for a pathway on the south side of the road, Phillips would like a standard sidewalk on the north side of the road. The parking requirements are 2 spaces per unit. Lot coverage may not exceed 40%. A tree survey is required. Hagan said that a tree survey was completed for the entire project at the start of Phase I. A copy of the tree survey must be provided for both Phillips and Martinson. The screening for the adjacent residential area must be approved. Review the standards in Section 16 of the ordinance for buffer requirements. Dumpsters must be enclosed with materials and/or color to match the buildings. A recreational impact fee of \$931 per unit is required when the building permit is issued.

Thrasher noted that a State Design release is needed for each building prior to obtaining a building permit. A copy of the soil test must be provided. Any signage and/or fencing also require a permit. Thrasher requested information on retaining walls if they are added.

This area lies within a well-head protection area. All fuel tanks must have a secondary containment. The stubs were placed in Phase I and are ready to go. Brown noted that backflow protection is required at the water meters and on the fire system.

Kras inquired about the mitigation of wet lands and storm sewers. Hagan noted that the mitigation was complete during Phase I and there are no changes to the storm sewers. Kras said that the erosion control plan is minimal and would like the developer to bulk upon silt fencing, especially in the southern boundary. A Rule 5 Permit must be filed with IDEM and a copy of the Notice of Intent letter provided.

Martinson explained that a detailed landscape plan is required noting the quantity, type, and placement of plants. A copy of the tree survey is needed. Martinson explained that any type of Ash Tree is prohibited. Martinson cautioned about using English Oak and asked for it to be replaced with Single Oak. Martinson suggested using Pagoda Dogwood. Use Iron Wood or Carpinus (Blue Beech). Martinson would like to walk thru the preservation area to identify invasive plants that should be removed.

Johnson expressed concern for the large number of units in Phase II and the minimal access from Gleneagles. He requested a second, emergency access to Phase II. Fire hydrants should be placed every 500' and no more than 250' from any structure. Hydrant information and emergency access route standards were provided.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Backflow Prevention
- Soil Test
- Site Improvement Permit
- State Design Release
- Building Permit