

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Triangle Liquors****DATE: November 7, 2006****ADDRESS: 3206 Calumet** (directly behind current location)**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
 Dave Pilz, Engineering Director (219) 462-1161

PRESENTERS:

John Pangere, The Ross Group
 john@therossgroup.com
 Shawn Halstead, The Ross Group
 shawn@therossgroup.com
 Loucas Eleftheri, Owner
 Cyprus1inc@cs.com

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 for a second review on a proposed new building for Triangle Liquors to be constructed behind its current location at 3210 Calumet. 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.

Pangere explained that since the last review, an engineering review has been completed. More detailed information was provided. Drainage has been resolved, and the size of the building has been reduced. Architectural renderings were provided.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. Any signage and/or fencing also require a permit

Pilz explained that a dedication of Right-of-Way along Calumet Avenue is required. The dedication is 50' from the center line. It appears that dedication will come further into the site. Pilz will need a copy of the deed to confirm what additional dedication is needed. This could impact the detention as shown on the site plan. Calumet Avenue must receive curb & gutter improvements according to the City standards. However, the North Calumet Project is scheduled for 2008 and will include this area. The City will accept payment in lieu of construction for the value of the curb & gutter. A pathway is also required, but again, payment made be made in lieu of construction. Pilz will relate technical concerns to the developer's engineer which include the need for drainage calculations, sanitary sewer line concerns, a discharge outlet determined. Pilz noted that the sewer service line is directly out front; the detention basin may expose that line. Since the building is on a slab, the line would not be too deep.

Phillips will review the architectural renderings. Any dumpsters on the property must be adequately screened with constructed to match the building in material and/or color. Maximum lot coverage is 75%; a variance may be required if coverage exceeds the allowance. A variance should not be difficult to obtain as long as parking and drainage are not compromised. Phillips stated that payment in lieu of the installation of a pathway is due before a permit will be issued. The approximate payment will be \$7100 for the pathway only; additional payment will be required for curb & gutter improvements. Parking looks sufficient for this use. Only a monument style sign

is allowed, should a new sign be added. The existing sign may be used as is and a face change made. Additional signage up to 180 sq. ft. total may be added on site. Please contact the Planning Department for approval prior to purchasing a sign. A detailed landscape plan is required showing the 7' buffer along the residential property.

This site lies within a Wellhead Protection Area; secondary containment is required on any fuel stored on site. Brown noted that a 4" water service main exists past the present building. The service may be picked-up off the back. Backflow protection is required on the domestic line of the old and new building. An irrigation system must also have backflow protection. Contact Chuck McIntire, Water Department at (219) 462-6174 when ready for service.

Johnson provided a Valparaiso Fire Department hydrant form that must be completed and returned. An additional hydrant may be needed for the new building. Johnson will review the area to see if a hydrant is within 500'. A Knox Box system is required if the building will be monitored with a fire alarm system.

Phillips inquired about building details. Halstead explained that the building is concrete with EIFS at the top along the parapet for accent. There will be raised or recess panels for detail in that. The columns project out and are masonry. Phillips pointed out that there should be plantings in the detention pond. The detention pond should be a landscape feature and can be included in the 30' landscape setback. Contact Matt Kras, Storm Water Engineer, for additional ideas for the detention area. Signage must be in a landscape bed.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit