



**MEETING: Site Review Committee**  
**SUBJECT: 5-Unit Residence**  
**ADDRESS: 206 Monroe**

**LOCATION: City Hall**  
**DATE: 2/1/05**  
**ZONING: C-3**  
**PARKING: 14 spaces**  
**LOT COVERAGE: 80%**  
**VARIANCES: Parking & Lot area**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, P.E., Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Nondorf, Fire Department	(219) 531-9543
Daryl Brown, Water Department	(219) 462-6174
Tony McGinley, Collections Department	(219)-464-2346

#### PRESENTERS:

Gordon Etzler  
 251 Indiana Ave.  
 Valparaiso, IN. 46383  
 531-7787

#### Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed 5-unit residence at 206 Monroe Street. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Etzler advised that this project has been before the City three different times. He thought the drainage plan that was submitted a couple of years ago was approved and even recommended. They proceeded on that basis. Doug Buell came back in December of 2003 and he filed application for the building permit in December. He was not aware of the one year requirement on site review. The project has not changed in any way and no factors in the area have changed. He did read that the Stormwater Management Board has proposed something in that area but does not know if it will affect this project. He thinks we are where we were before and will answer any questions.

Phillips stated that there is an existing two unit building on the site and the plans are to add 5 additional units in a separate at the front of the property. Etzler went through the history of the property. There will be no changes to streets or alleys with this project. Phillips advised that because of the nonconforming status created by this project 14 parking spaces are required. Once changed the grandfather status goes away and current standards must be met. If anything is damaged beyond 50% it is considered new. He may need to get a variance for this. The lot coverage is less than 70% and they are allowed 80%. We will need a landscaping plan prior to issuance of the building permit. There is a minimum lot area requirement per unit for multi-family buildings. This is 2,000 square feet per unit so this would require 14,000 square feet. This would

require another variance. This is a C-3 district. The big issue is to apply for the variances as a first step.

Pilz advised that we will need a more detailed site plan prepared by a land surveyor or engineer or sometimes an architect. It needs to show elevations and so forth. The parking spaces along the alley do not meet the standards. They are only 7' wide and our minimum is 9'. It is going to be virtually impossible to parallel park in 18'. The minimum length for those is usually 22-24' long. There is no right-of-way required. We will need an erosion plan, which will be critical.

Nondorf advised that the hydrant location is good. As they proceed Dave will want to know the size of the structure and exterior building materials.

Brown stated that last time this was discussed there was going to be one water service to the building. Etzler advised that this is still the same plan. Brown advised that since this is a 5-Unit building we will require a backflow device at the meter and at any lawn irrigation systems. Etzler advised that they will probably have a 1½" or 2" service.

McGinley asked if they are going to tie both buildings onto the south for the sewer. Etzler advised that they are planning that. There is service in both alleys. The line running east to the south of this property is a dead end so they might have to find out how long it goes before the dead end. It does dead end behind the carriage house. The sewer department can TV the line or Etzler can hook on to the west side. Etzler stated he would probably hook on the west side.

Kras advised that we will need detailed plans for drainage prepared by a professional engineer or surveyor. They will need to include plans showing the detention and the release rate that they are going to have. It is a combined sewer area so this will need to be minimized as much as possible. It looks like everything is going off to the south. They need to make sure that they are not going to cause any problems to the neighbors. Erosion control plan is required. They need to make sure that they do not have a lot of sediment coming off of the property.

Thrasher stated that we have the design release from the State and the building application. All contractors need to be listed and registered prior to issuance of the permit.

#### ISSUES TO BE RESOLVED:

- Variances
- Parking
- Landscaping plan
- Detailed Site Plan
- Erosion control plan
- Sanitary/Sewer
- Backflow Prevention
- Building Permit