



MEETING: Site Review Committee
SUBJECT: Miracle Water
ADDRESS: 804 Franklin Street

LOCATION: City Hall
DATE: 2/15/05
ZONING: M-2
PARKING: To be determined
LOT COVERAGE: 70%

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Assistant Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Nondorf, Fire Chief	(219) 462-8325
Bill Oeding, Public Works Director	(219) 464-4612
Daryl Brown, Water Department	(219) 462-6174
Marv McDaniels, Collections Department	(219)-464-2346

PRESENTERS:

Greg Scott
 Miracle Ecco Water
 804 Franklin St.
 Valparaiso, IN. 46383

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 proposed business expansion to the building at 804 Franklin Street for Miracle Ecco Water. 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.

Scott advised that there is a rental house that has been vacant for the last couple of years and they are going to tear this house down. They would like to expand the building where the parking lot is now and put the parking where the house is. This addition would be used for storage/warehouse. It will be a wood frame building to match the current building. The current building will be painted. The current building has a garage in the back with overhead doors. Phillips asked what the business actually is. It is water conditioning, not sale of water. It is a service provided to homes and businesses. There will be one overhead door on the west part of the addition in front of the drive.

Phillips said this is a 50' by 36' addition. It is not actually a pole building as it is wood framed. Craig advised that it might require a variance for the side or rear setback. It is required to have a 20' setback. The plans are bit clear as to the construction of the parking and driveways. According to standards they must be paved. Scott advised that he has 4 people working in the facility and one outside salesman. Craig is going to have to check on the parking standards to let him know for sure how many parking spaces he will need. Phillips asked about a dumpster. Scott said that there is currently a dumpster on the SE corner of the building. There is currently no screening but we would like to see some type of screening around that dumpster. If there is not

enough room at that corner to do much without getting into the traffic around the building. We will require a landscaping plan. Scott advised that there would be no signage changes.

Oeding said that since there is existing sidewalks along that site they will need to make sure that there is no damage to them during construction and if there is the sidewalk would need to be repaired according to standards. Pilz questioned the condition of the sidewalks along the property. Scott stated that the sidewalks along his property are in good condition but south of Bush Street they are not in good condition. There is an existing 10' drive currently that does back to the existing parking area and also a driveway to the house. The drive to the house will be removed and grass put in. Oeding asked if there is grass along the south side of the building now. Scott stated that concrete slab does include two spaces. That will all remain.

Pilz stated that we will need a more detailed site plan prepared by a land surveyor or engineer showing more of the dimension, where the new pavement is going to be, how they are going to handle drainage, things of that nature.

Nondorf asked how long they have been in that building. Scott said it he believes it was built in 1975/1976. Dave asked if there is a showroom in the front of the building open to the public. Scott advised that there are some units in the salesman's office. It is not actually a salesroom. With this size remodel, it may affect some of the emergency lights, etc. If there is a substantial change to the building the entire building may have to be brought up to code.

Kras advised that this building is in a combined sewer area so drainage is a major concern. We will require a drainage plan showing how they are going to manage the stormwater run-off from the site, where and how they are going to release it. They will need to release it at the City standard of a two-year pre-developed rate. An erosion control plan will need to be issued to show how they are going to minimize sediment and erosion from the site. The surveyor that prepares the plan can do all of this.

Brown asked if they are going to expand the water service in this building. Scott advised that they would not. Daryl said that there is already backflow protection in this building so he has no issues. McDaniel advised that they would need an abandonment permit to cap off the sewer, which will require a permit.

Thrasher advised that they will need a building permit for the demolition of the residence and the sewer permit can be obtained at the same time. Before a building permit is issued on the addition we need a state design release.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Detailed Site Plan
- Erosion control plan
- Sanitary/Sewer
- State Release
- Building Permit

