



MEETING: Site Review Committee
SUBJECT: AOC Addition
ADDRESS: 2552 Industrial Park Drive

LOCATION: City Hall
DATE: 7/26/05
ZONING: M-2

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. 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
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Ed Pilarski, Utilities	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Kurt Heidenreich, P.E.
 Engineering Resources, Inc.
 (260) 490-1025

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 addition to AOC located at 2552 Industrial Park Drive. 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.

Heidenreich advised that this addition will be for a future reactor tank to improve their capacity. It will expand about 2,500 feet per floor. It is a two-story building that will go to the west of the existing building. They will have to relocate a sanitary sewer and do a little storm work. It is now asphalt. There will be no plumbing and no additional sanitary sewer. There will be some heaters added and some rework to the control room for a cooling unit. There are spaces included for a thin tank but that will be put in at a later date. The roof will be designed to be removable to put that tank in.

Phillips advised that the maximum lot coverage is 70%. Make sure that performance standards are abided by.

Thrasher advised that we will need a State Design Release prior to getting a building permit. Kurt advised that they had to get a variance, which comes up on August 2nd so they will get their design release following that.

Pilarski advised that the manhole is a control manhole and it must be on site.

Nondorf advised that the Fire Department inspects this business annually and they always do a very good job. He will work closely with them as the project goes along.

Kurt advised that they will need an air quality IDEM permit for the addition. This will need to be applied for prior to the building permit.

ISSUES TO BE RESOLVED:

- Site Plan
- State Design Release
- Building Permit