



MEETING: Site Review Committee
SUBJECT: Home Place Decorating
ADDRESS: 1306 Vale Park Road

LOCATION: City Hall
DATE: 8/9/05
ZONING: C-3
PARKING: 1/150

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. City Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Tim Burkman, Chief Deputy Engineer	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Joe & Sandy Scaliese

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 home decorating business at 1306 Vale Park Road. 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. This is the second step for this project as they are back with changes that were requested from the first site review.

Sandy advised that the major problem was the front setback, which is set at 15 feet. They are not putting any addition on the front and are adding on to the back only. They would like to have the parking in the front and it is heavily landscaped as requested. Handicapped parking is in the front. None of the bathrooms will be change and the entrance into the building will remain the same. Thrasher advised that they would need a state design release to include the entire structure when they add on to the building. Scaliese advised that the addition will be a garage with a space to build blinds. This will not be a retail area. Vicki will have to look at plans to advise what needs to go to the State.

Phillips advised that we need to decide if they should plan for sidewalks. Pilz advised that we would require that they sign a Sidewalk Waiver. The parking is okay. The right of way was dedicated so that is now okay. The lot coverage is okay. They need to show the setbacks on the site plan. We will need a landscape plan and a tree survey. One tree will be coming down so that will need to be shown on the landscape plan and the replacement ratio will be computed. The addition should be architecturally compatible with the existing structure. Joe advised that they are looking into a pole barn and it will definitely be compatible.

Pilz stated that they have provided for the additional 15' of right-of-way. We will need a detailed site plan prepared showing elevations, grades, dimensions, etc. that needs to be prepared by a land surveyor or engineer. This could be waived but with the sensitive drainage issues we will require that a licensed land surveyor prepare the drainage plans. The entrance drive is really too narrow. We will require a two-lane drive with a minimum of 24' width.

Kras advised that with the building addition and the parking lot they will need to show how they are going to handle the stormwater runoff. It looks like it now goes to the back but we will need to see a defined outlet for where it is going to go and be managed in some way. The City standards are that you store of a 100 year developed area and release at a 2-year pre-developed rate. We will need an erosion control plan.

Brown advised that backflow protection would be required at the meter and at any lawn irrigation meter.

Sandy advised that they would want to move into the building before doing the addition. She wanted to know if they would need to come back before this board at any time. Phillips advised that they would not need to come back if they do everything as discussed now. Thrasher advised that if they were doing any structural work, electrical or plumbing they would need a building permit. Otherwise, they would need to file with the State and get a permit when they plan on doing the addition.

Thrasher advised that they would have to apply to the State for a change of occupancy since this was a residential structure and is going to be a retail building. This will have to be done before they move in.

Any signage will have to be monument style, 6' maximum height and must be 5' off of the right-of-way. (Five feet of the 15' mark.) They are allowed 3 times the frontage of the building for total allowable signage.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Detailed Site Plan
- Backflow Prevention
- State Release
- Building Permit