



**MEETING: Site Review Committee**  
**SUBJECT: Triple Crown Baseball**  
**ADDRESS: 2902 Cascade Drive**

**LOCATION: City Hall**  
**DATE: July 19, 2011**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Mark Geskey, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161  
Adam McAlpine, Engineering Dept. (219) 462-1161  
Media

**PRESENTERS:**

Jim Minnard, Life Style Properties,  
(219) 462-1379 / Jimminnard@hotmail .com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us). The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed Triple Crown Baseball expansion project located on Cascade Drive. 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.

**EXPLANATION OF PROJECT:** This is a proposed addition to the secondary building of Triple Crown Baseball, located at 2902 Cascade Drive.

**STAFF COMMENTS:**

**PHILLIPS:** The project is pretty simple from a Planning standpoint. It is basically the expansion of an existing business. The use has already been established on the property. The only items that need to be reviewed for the project are setbacks and lot coverage. These all appear to be acceptable pursuant to the standards that are in place. The landscape plan will need to be reviewed by the Parks Department horticulturist for comments or questions. Parking has been reviewed and appears to be acceptable. If there is a change in signage, it will have to be the same type of ground-mounted signs allowed in this area. There are no other issues from a Planning standpoint.

**GESKEY:** The Water Department has no issues.

**PILARSKI:** Since there is no additional connection point into the sanitary sewer, there are no comments.

**THRASHER:** Thrasher requested clarification on the size of the addition. Minnard stated it will be 70' x 40'. A State Design Release will be required before building permits will be issued. Any changes to signage will also require a permit. Minnard stated there will not be any signage changes.

**BURKMAN/MCALPINE:** McAlpine asked if the parking lot is being expanded. Minnard stated that it was being expanded. It was suggested that the width of the parking lot be reduced. The parking stalls are currently shown at 18' and the drive aisle is wider than is necessary. The parking lot width could be reduced to 58' with 18' stalls on both sides and a 22' drive aisle. This would free-up more space for grassy surface. This reduction would also save money. Minnard stated that architectural graphic standards call for 62' minimum. Minnard indicated a preference for 64' or 65' due to parents having pickup trucks and large SUV's. McAlpine stated Engineering looks at projects from a drainage perspective and at ways to reduce the amount of hard surface that drains off site. Minnard stated that only 7 spaces are being added to the existing parking lot. He also said the loading area on the north side will be used as overflow parking for travel team events, etc., to provide more off-street parking. McAlpine would like to see a no net increase in hard surface. Phillips indicated that parking for the project as proposed is correct. Phillips stated the minimum cross section for parking required by the Unified Development Ordinance needs to be maintained. Minnard stated that the current parking lot runs all the way to the building and that approximately 15' x 70' of hard surface is to be removed. Minnard said the hard surface being removed will be almost 1,000 square feet as opposed to the approximately 700 square feet being added for 7 new spaces. McAlpine requested that drainage calculations be provided and sent directly to Engineering. McAlpine said there is a ditch that has been cut into the ground and it appears there is off-site water coming from the south. The tenant may have a drainage concern because they have a sock drain along a ditch and may want to do something to the property so they are not affected by this water. Minnard stated the sock drain was installed to collect the gutter drains. He said the sock drain on the back side needs to be filled with stone. Minnard said that a swale could be created at the back. McAlpine stated that he did not know of any major drainage concerns in this area since it is not a dense subdivision. There is a very large pond to the east; however, this project could be used as an opportunity to improve water quality and presents a great opportunity for installation of BMP's by a private land owner. Minnard stated that the catch basins located about 2/3's of the way down the street are completely plugged solid or are not connected to anything and, therefore, collect no water. Minnard would be willing to orient the drainage towards the back of the site to flow over the grassy area as it moves to the east. McAlpine stated this would be helpful. A vegetated channel along the entire southern side should be considered and would not impact the parking. McAlpine requested clarification on the dumpster shown on the site plan. Minnard stated he did not see a need for the dumpster and that it might have been left by a previous tenant. Minnard will check on this dumpster. A sidewalk waiver is required. A Site Permit for erosion control and right-of-way cut will be required. The existing sign on Cascade will be impacted if the entrance is moved further to the west. Minnard stated it may have to be moved a few feet. Phillips stated signage should not be an issue, but it will be necessary to maintain sight visibility, clearance requirements, etc. Minnard stated that if the sign is moved it would be a lateral move straight to the west and not closer to the road.

After review of the UDO, Phillips clarified that a minimum of 62' is required for the double-sided parking bay.

#### **ISSUES TO BE RESOLVED:**

Landscaping plan (with Tree Survey)  
Erosion control plan  
Sign Permit (if required)  
Building Permit  
Detailed Site Plan

Site Improvement Permit  
State Design Release  
Right-of-way  
Zoning Clearance