



MEETING: Site Review Committee
SUBJECT: Paul Wurth
ADDRESS: 2800 East Evans Avenue

LOCATION: City Hall
DATE: December 20, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Evans, Public Works	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161
Bill Oeding, City Administrator	(219) 462-1161
Matt Murphy, Economic Development	(219) 462-1161
Media	

PRESENTERS:

Craig Duncan, Paul Wurth, Inc.
 (219)756-1061 / craig.duncan@paulwurth.com
 Robert Steiger, Paul Wurth, Inc.
 (219)756-1061 / bob.steiger@paulwurth.com
 Romain Frieden, Paul Wurth, Inc.
 (724)743-5897 / romain.friedem@paulwurth.com
 Martin Sonnenberg, Task Force Tips
 (219)548-1022 / mss@tff.com
 Chuck Ransom, Task Force Tips
 (219)548-1062 / crr@tff.com
 Bob Macmahon, Remax
 (219)462-4545 / bobmacmahon@remax.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss Paul Wurth, Inc. to be located at 2800 East Evans Avenue 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: Duncan explained that the North American Service Center for Paul Wurth is currently located in Chesterton. Paul Wurth is iron and coke making technology for the blast furnaces. The North American Service Center provides spare parts service and reconditioning projects for equipment located in the blast furnace areas. Phillips asked if actual manufacturing would take place on the site. Duncan stated that parts reconditioning would take place.

STAFF COMMENTS:

PILARSKI: Based on the information presented, the Water Reclamation Department has three comments. Submission of a revised internal plumbing plan is needed. The schematic presented is dated 1995. This needs to be updated. Any waste water discharges from the facility will be required to meet Chapter 52 of the City of Valparaiso's Code of Ordinances. A copy will be provided. Submission of an Industrial Waste Survey is required. This survey will provide information concerning the manufacturing operations. A copy of this survey will also be provided. The survey and Code Ordinances will be sent to Mr. Duncan. Pilarski asked when operations would begin. Duncan stated the target date for operation is May 2012.

JOHNSON: Johnson asked if interior walls would be changed. Duncan stated there would be some changes; however they would be very minimal and will include a temporary wall since a portion will be leased. The hospital is currently leasing space for storage purposes. Their lease

runs for 18 months. Johnson asked if hot work and sand blasting would be done. Duncan stated that welding would be done. Johnson stated that any current codes for the State of Indiana would apply concerning dust collection, fire watch and fire suppressions systems; however, since the building is fully sprinklered, hot work and dust collection for these areas may not be an issue and if they exist, they should not be insurmountable. However, without having a more information it is difficult to make too many comments. Johnson further stated that if there are changes to the walls the fully sprinklered system would need to be maintained. The offices will also be occupied. Duncan stated there would be an alarm system. This will not be a 24/7 operation. To avoid confusion, capping of the Storz connection located by the fire hydrant is requested.

MCINTIRE: McIntire is assuming the existing domestic service will be adequate for Paul Wurth. Duncan stated their usage would probably be between 500 and 1,000 gallons. Frieden said Paul Wurth would employ fewer personnel. McIntire stated there is only one domestic service and one water meter. If a portion of the building is leased, the tenant needs to be made aware that Paul Wurth is paying for water. Mr. Sonnenberg stated the tenant does not use any water. Frieden mentioned the tenant only uses the space for industrial storage. McIntire asked if Paul Wurth would take over the entire building once the tenant vacates. Frieden stated it depended on how business develops. They may want to lease it out again for storage purposes.

EVANS: It appears that there will not be any improvements within the public right-of-way and that everything will remain the same. Phillips asked if any site work will be done. Duncan stated that a driveway would be built at the access door on the east side of the building for additional collection. This will come off the existing drive. Evans stated based on this, there are no comments by Public Works. Frieden asked about trucks coming in and out of the facility. Evans will send a list of truck routes. Duncan stated there would be times when 35 tons would be coming up and down the roads. Evans asked for clarification on the frequency of this taking place. Duncan said starting out it would probably be once every six months. Duncan said there could possibly be times when a low-boy would come through and this would be difficult to get across the railroad tracks.

PHILLIPS: From a zoning standpoint, the use of the property seems to be appropriate. The property is zoned Industrial Heavy District and manufacturing facilities, warehouses, etc. are permitted. It appears there will be no external building expansion. There will be approximately 13 employees on site, so parking is more than adequate. Frieden asked if leasing out the office area would create a problem with the parking. Phillips said if office space within the building is leased out and there is no construction involved, there should not be a problem; however, permits will be required if any construction is done. Frieden said a wall may be required for separation. Phillips indicated they would have to work with the Building Department on this separation issue to ensure it is done in compliance with State Codes. A narrative explaining how the performance standards in Article 4, Division 4.7 of the Unified Development Ordinance will be met is required and should be submitted to Phillips. The Unified Development Ordinance is available on the City website, www.valpo.us. These standards include noise, vibration, odor, toxics, hazardous materials, dust, glare, etc. As long as these standards can be met, it is a permitted use on this property. If there are any issues, The City needs to know what they are and find out what needs to be done to mitigate them. If any plantings will be done, the City needs to be made aware of this to ensure that any vegetation is not invasive or on the City's prohibited list; however, if the site remains the same, this may not be an issue. Phillips asked if there would be any outdoor storage. Duncan stated all storage will be internal. Signage is limited to a 6' tall monument-style sign similar to what is currently on the site. The calculation for building signage is 3 square feet of signage per linear foot of building. This will be a pretty big allowance. It appears the short end of the building is approximately 150 feet so there is quite a bit of square footage allowed for other signage on the site. Duncan stated there would be scrap bins outside. Phillips stated these bins would have to be screened in accordance with Section 2.406 of the UDO. Storage of all raw materials will be internal. As far as zoning, the review of the performance standards is critical to ensure there are no issues. Duncan asked if there was a time requirement for providing all the information being

requested. Phillips explained there is no specified time limit requirement. It depends on how quickly they want to occupy the building. Thrasher stated that the State Design Releases are necessary before any permits can be issued. This process takes approximately three weeks.

MCALPINE: There are no major comments from the Engineering Department. There are three items worth mentioning. The first is that there is a Sidewalk Waiver on file for this property and it has been recorded at the County. A copy of this waiver can be provided. The right-of-way dedication has been provided to the City for the previous construction and addition of the Task Force Tips building. The City is aware that this intersection does have some drainage problems during very major rain storms. McAlpine explained that the intersection of Silhavy and Evans is a sag. The approach east/west along Evans and north/south on Silhavy is the low point. The outlet for this drainage area is through the pipe going through this property. The Engineering Department has pictures of a major storm that took place in September 2008 and will be happy to share them with Paul Wurth. The pictures show how high the water did get. McAlpine believes this water did not affect the entrances to Task Force Tips; however, the road was closed to traffic. There is a project the Engineering Department has designed to improve the drainage and configuration of the intersection, but this project is still waiting for funding. Currently the storm water drains through this site to the southeast. The proposed project would send the storm water north along the east side of Silhavy and then to a large detention basin call Hotter Lagoon.

THRASHER: The occupancy of this building per the Building Code is F2 which is a low hazard factory use. This seems consistent with what it being planned. Thrasher asked who would be leasing space in the building. Duncan said they would probably continue the current leases that are in place. Thrasher asked what is being stored in the leased area. Duncan said the hospital is storing refrigerators and headboards for the new hospital. A Building Permit will be required prior to any construction. A State Design Release for plan review may be required as well. This is a process of sending plans down to the State for review before a Building Permit can be issued. It may be possible that fire separation walls will be needed if there are different tenants and depends on what they do; however, until the tenants are known, we do not know if this is an issue or not. It may, however, be a future issue. Two five-ton cranes will be installed. Thrasher asked if these are overhead cranes. Duncan said they were contemplating whether they would be overhead cranes or gantry-style cranes. These cranes will be supported internally in the building. Thrasher stated that the plans for these cranes would most likely have to be submitted to the State for review because this does affect the building. This is a simple process of sending the plans down to the State. Thrasher should be contacted with any questions. Duncan asked if State plan review would be required if the cranes were free-standing. Thrasher explained even though they might be free-standing there would still be some sort of support required and would still have to be sent down State for review. Thrasher stated this could be researched further. Duncan asked what was required to obtain occupancy. Thrasher said it depended on whether any work was being done; if no work was being done in the building, it could be occupied without an Occupancy Permit if it is consistent with the current use. However, if some work or alterations are being done to the building, these would have to be done first. Partial occupancy might be possible depending on what is being done. If work is being done up front before Paul Wurth moves in, this work would have to be completed before occupancy. However, if things are being done that do not involve construction, partial occupancy could be possible. Thrasher stated the Building Department would work with Paul Wurth concerning the occupancy issue. Duncan stated the building would be useless until the cranes are installed. Thrasher said that getting these permits should be the first step. Mr. Oeding asked if the offices could be used. Thrasher said this is a unique situation because there are parts of the building that could be used immediately because they are not making any changes. This needs to be taken on a step-by-step basis. Partial occupancy may be possible while the other issues are resolved.

ISSUES TO BE RESOLVED:

Landscaping Plan (if being changed)
Detailed Site Plan
State Design Releases
Building Permit
Signage / Fencing Permit
Zoning Clearance
Updated Internal Plumbing Plan
Industrial Waste Survey
Performance Standards Compliance Narrative
Screening for Scrap Bins