



INDIANA 46383

TELEPHONE: 462-1161

**MEETING: Site Review Committee**

**LOCATION: City Hall**

**SUBJECT: Outside Storage Shelter, Lake Cable** **DATE: August 28, 2012**

**ADDRESS: 2700 Evans Avenue**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Taylor Wegrzyn, Asst. Planner (219) 462-1161  
Tim Burkman, Engineering 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

**PRESENTERS:**

Stephen Pease, Architect  
(219) 464-7957 / [spease@adsnetcom](mailto:spease@adsnetcom)  
John Tilford, Restore-Tech Construction, Inc.  
[john@restore-tech.com](mailto:john@restore-tech.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 outside storage shelter for Lake Cable to be located at 2700 Evans Avenue. Wegrzyn 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 building will be used for storage of Lake Cable product before shipment.

**STAFF COMMENTS:**

**MCALPINE:** McAlpine had no comments concerning this project.

**THRASHER:** Thrasher indicated that a State Design Release will be required before a Building Permit can be issued. Thrasher is aware that there will not be any signage for this project.

**WEGRZYN:** Wegrzyn stated there were no issues from the Planning Department. Wegrzyn stated that setbacks are in compliance. Wegrzyn asked for clarification on what would be stored in this building. Tilford explained the building will provide protection for product, i.e. spools of wire before shipment.

**BURKMAN:** Burkman indicated that any activity greater than 100 sq. ft. requires a Site Permit from the Engineering Department. The only element under the Site Permit that applies to this project is Erosion Control. However, Burkman further explained that once a Site Permit is triggered the ordinance reads that improvements must be made to the frontages of roads, i.e. widening, curb and gutter and sidewalks. Sidewalks are a very hot topic. The City wants sidewalks extended where they do not currently exist. Burkman stated that a pathway is being planned for installation within the next year or two in this area. Burkman is aware that the cost of these elements would probably outweigh the cost of this project. Burkman stated this needs further investigation. Burkman asked what the proposed budget for the project is. Tilford stated it is approximately \$60,000. Burkman stated the sidewalk alone would be in the neighborhood of \$30,000. Burkman needed to state the requirement, but will investigate further and communicate

back through Pease. Burkman is aware the right-of-way dedication appears to be sufficient. It appears there is 40 ft. on both frontages. This is consistent with the thoroughfare plan. Therefore, no additional right of way will be required. Burkman requested that rough grades or slope direction be provided. Pease indicated that drainage arrows could be provided. Pease stated the site slopes mainly to the south. Burkman asked if a swale exists that will take the flow to the basins. Pease is unsure and stated the amount of drainage is not significant. Pease will provide flow arrows.

**PILARSKI:** Pilarski asked for clarification concerning floor drains in the slab and additional access into the sanitary sewer system. Pease stated there would not be floor drains or additional access into the sanitary sewer system. Pilarski had no further comments concerning the project.

**GESKEY:** Geskey stated that Water Department has no issues concerning the project.

**ON BEHALF OF JACK JOHNSON, FIRE DEPARTMENT:** No comments.

**ON BEHALF OF MATT EVANS, PUBLIC WORKS:** No comments.

**ISSUES TO BE RESOLVED:**

- Erosion Control Plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance
- Discussion Concerning Frontage Improvements