



INDIANA 46383

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**MEETING: Site Review Committee**  
**SUBJECT: Hobby Lobby/Gordman's**  
**ADDRESS: 210 Porters Vale Blvd.**

**LOCATION: City Hall**  
**DATE: November 13, 2012**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Taylor Wegrzyn, Asst. City Planner (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Adam McAlpine, Engineering Dept. (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  
Jack Johnson, Fire Department (219) 462-8325  
Matt Evans, Public Works (219) 462-4612  
Media

#### PRESENTERS:

Mike Bengel, Lauth Construction Management (317) 848-6500 / mbengel@lauth.net  
Todd Anderson, Lauth Construction Management (317) 575-3066 / tanderson@lauth.net  
Aaron C. Hurt, CEC, Inc. (317) 655-7777 / ahurt@cecinc.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 proposed pads for a Hobby Lobby and Gordman's to be located at Porters Vale Blvd. Burkman 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:** The current scope is to build a pad for Hobby Lobby which will be a 56,900 sq. ft. building and located south of Hallmark and J.C. Penney. This building will be bigger than originally planned for the location. This will require changes to utilities and removing pavement. A proposed 50,000 sq. ft. building for Gordman's is planned immediately north of Party City. Gordman's is also a bigger building than what was originally planned. There is a vacant building south of Hallmark and the Salon. Part of this vacant building will be demolished to make room for the Hobby Lobby. The plans presented are for the utility work and building pads only. Hopefully this work can be done before the weather turns. Hurt indicated that architects for Hobby Lobby and Gordman's are working on building plans. Lauth is trying to get the utility work done and the pads prepped for the buildings.

#### STAFF COMMENTS:

**JOHNSON:** Johnson is aware both buildings will come back for site review and only pads and utilities are being reviewed today. Johnson stated the hydrant locations are pretty well set and standardized. Johnson cautioned on the removal of pavement at the rear of the Hallmark Store. There are exiting issues outside of J.C. Penney that could be affected by the removal of pavement. Johnson indicated there is a bottleneck at Gordman's northeast corner. Hurt explained Gordman's is considering the addition of a compactor at the rear of the store; however, Hurt has not received any updated information concerning this. Hurt indicated there is over 27 ft. of paving from the Gordman building to the start of the curb. Johnson stated that even though all fire lanes

for the buildings at Porters Vale are in front of the buildings, the Fire Department requires access to the backside of the buildings. Johnson pointed out that Fire Department Connections must be on the front of the buildings. Johnson will have further comments once the buildings come back for site review.

**GESKEY:** Geskey pointed that Item #6 on C500 and C501 calls out the water line material; however, the City of Valparaiso currently uses ductile iron or copper only. Geskey stated the water services for the south building are shown coming off of the backside of the building as opposed to utilizing water services already in place. Hurt explained that Hobby Lobby has a utility area at the back northeast corner and they want all utilities brought into this corner. Hurt said Hobby Lobby wants to cap off the stubbed line on the south side and run a new service coming into the northeast corner. Geskey explained the lines already there will have to be cut and capped 2 ft. outside of the valve. The new service must be coordinated with Geskey. Contact information was provided. Geskey is aware the north building will be using the services on site. Geskey indicated the water service that goes into the old Office Depot appears to be running under the building. Hurt stated this issue must be resolved. Hurt asked if there would be issues if the water service was brought further south of the proposed truck dock and then back up. Geskey said there would be no issues. Geskey stated the City only owns the valve and the building owner owns the remainder.

**PILARSKI:** Pilarski stated sanitary sewer is already at the site; however, if there will be changes proposed contacting Mike Steege is necessary. Pilarski will have further comments when the buildings are site reviewed.

**EVANS:** Evans stated there are no comments from Public Works at this time.

**WEGRZYN FOR KENT:** Wegrzyn indicated elevations for Hobby Lobby and Gordman's will be required for the next site review. The elevations will need to show materials used, colors of the facades, awning type if any, and location of signage. Providing a landscape plan for both stores is necessary. Wegrzyn said the utility easement across the southeast corner of the Hobby Lobby site will need to be vacated. A Zoning Clearance for each store will be required. Wegrzyn stated the plans for the next site review must include a calculation for the useable floor space for each store. This calculation should not include restrooms or areas designed exclusively for storage. Hurt asked if the landscaping plan required would be for the front of the tenant spaces. Wegrzyn confirmed the plan would cover the frontage as well as any landscaping on the rear or sides of the buildings. Wegrzyn indicated there are concerns about landscaping because an invasive species was used in the parking lot and other areas. We need to insure the correct species are used for landscaping. Hurt asked what the City will require to vacate the utility easement. Anderson indicated NIPSCO has been contacted and they will vacate the easement. Burkman explained this is not a City easement dedicated to the public or to Valparaiso City Utilities, providing documentation showing the easement was vacated will be required.

**BURKMAN:** Burkman indicated that a triple basin separator will be required for the loading dock along the backside of the Hobby Lobby. Hurt indicated a loading dock is also proposed for Gordman's. Burkman stated this loading dock will also require a device to capture oils and grease before going into the storm lines. Anderson indicated Lauth would not be installing the dock. This work will be done by Hobby Lobby and/or Gordman's. Anderson reiterated that Lauth is only doing the pads and utility work. Anderson stated they will be placing a basin to the east and putting a stub out for their building. Burkman indicated his comments concerning these items will be carried to the next site review. A Site Permit is required. A Rule 5 Permit (updated or new) is required. Hurt stated the Public Notice has been put in the newspaper and have the form for IDEM completed. Burkman clarified a plan review will be done and a Technical Review Form completed. Anderson asked about the time frame for the Rule 5 Permit. McAlpine stated that as long as everything is in order and there is no need for re-submittal it could be done the end of this week. Hurst requested he be e-mailed if any deficiencies are found. Anderson asked about permitting. Burkman explained that once the NOI is sent to IDEM then the permit can be released. Burkman

and McAlpine met with John Knox concerning issues with the detention basin. It appears the outlet pipe to the basin is blocked by debris. Anderson indicated this has not been done because Knox had to contact the County. Burkman indicated this was a separate issue with the County and that cleaning out the outlet pipe would not need an approval. Anderson asked about scheduling inspections. Burkman stated that 24-hour notice is required utility inspections. Thrasher also requested 24-hour notice for building inspections. Burkman explained the erosion control fees are based on acreage and sewer fees are based on inspections and generally cost about \$100. Burkman further mentioned that when Hobby Lobby and Gordman's actually connect it will be based on water meter size as far as sanitary sewer. Anderson asked about payment for inspections. Burkman stated sanitary sewer is a one-time inspection fee.

**THRASHER:** Thrasher requested clarification concerning the demolition involved for the Hobby Lobby Store. Anderson explained they will set a column, run a footer and then encapsulate the entire building in a masonry wall to catch the edge. This will be discussed with a structural engineer. Thrasher indicated this is a structural change and must be submitted to the State for plan review. Thrasher indicated a permit will be needed for the demolition and a separate permit will be needed for the wall itself. Anderson indicated the foundations will be handled by Hobby Lobby and Gordman's. Thrasher indicated the permit for demolition is not a problem; however, a Construction Design Release is required prior to a Building Permit being issued for the new wall. Thrasher stated the building permit fees will be based on this portion of the project.

**MCALPINE:** McAlpine has no comments. McAlpine mentioned the storm water rate for the future tenants will be based on the building footprint and number of parking spaces needed. The rates are available on the City website.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Demolition Permit
- Zoning Clearance
- Detention Basin Outlet Pipe (Cleaning)
- Building Elevations