



MEETING: Site Review Committee
SUBJECT: Drying Lab, Custom Drying Solutions
ADDRESS: 3005 Cascade Drive

LOCATION: City Hall
DATE: July 23, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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
Dave Souders, Fire Department (219) 462-8325
Media

PRESENTERS:

Jonathan Scannell, Custom Drying Solutions
(219) 916-6209
mgt@customdrumdryingsolutions.com
Daniel Scannell, Custom Drying Solutions
(219) 916-6209 / skanl@comcast.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 a proposed drying lab for Custom Drying Solutions, LLC to be located at 3005 Cascade Drive. Thrasher 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: Scannell explained they build and manufacture dehydrating equipment. They have labs located in Michigan, Iowa and Kansas and manufacturing facilities in Kansas and Iowa. They want to consolidate all their labs in this Valparaiso location. Scannell indicated they will be leasing the entire building and are currently doing fabrication at this site. They have been in the building for approximately three months. This will be an expansion of their current process. Thrasher asked what was previously located at this site. Scannell said he believed it was another machine shop. The building is between 2,800 sq. ft. and 3,000 sq. ft. The building is not sprinkled.

STAFF COMMENTS:

GESKEY: Geskey stated the building does not have backflow protection. Since this is changing from one commercial entity to another, installation of backflow protection will be required. The contact for backflow will be Shaun Shifflett and contact information was provided. Geskey indicated that since no changes are being made to the water service going into the building, there were no further comments.

PILARSKI: Pilarski stated there is not sufficient information in the plan to provide complete comments for the project. Pilarski conveyed the discharges from the facility will be required to meet those shown in Chapter 52 of the City's Municipal Code. This is the sewer use ordinance. Pilarski asked for clarification concerning the outside wash down area drain. Scannell stated this drain is connected to drains in the building and goes into the internal sanitary sewer system. Submitting an internal plumbing plan to Pilarski will be necessary. Scannell indicated that no changes will be made to the sanitary sewer service.

MCALPINE: McAlpine asked about the number of employees working at this facility. Scannell said at this time there are four employees, but he is hoping to get this total to eight. There are also customers who visit the site. McAlpine stated the parking appears to be limited. Scannell feels there will be more than enough parking available. Providing a site plan showing all the parking and any alterations planned is necessary. McAlpine indicated there had been discussions concerning the possibility of a septic field existing at this location. This will require further research. Scannell asked about information concerning electrical. Thrasher stated NIPSCO should be contacted concerning this issue. McAlpine said a Site Permit will not be required if no site alterations are being done. McAlpine asked if the outside wash down area has some type of secondary containment to contain the wash down water. Scannell indicated this area will be an enclosed shed. McAlpine stated we need to make sure this is a clean site.

THRASHER ON BEHALF OF KENT: Kent asked for clarification concerning vapors, odors or fumes being produced at this site. Scannell said there might be steam, but no vapors, odors or fumes. The shed being built for the outside wash down will need to meet the standards in Article 11, Section 11.500 of the Unified Development Ordinance. Thrasher said it appears the distance between the shed and the building is less than 6 feet and whatever is built will need to be frost protected. This requires the foundation be 36" deep or the shed would have to be moved further away from the building. Parking requirements are based on 1 space per 500 sq. ft. of usable floor space. This calculation should exclude restrooms and areas designed exclusively for storage. Parking must be shown on the site plan. Per Article 2, Section 2.406 dumpsters must be enclosed. A Zoning Clearance may be required. Contacting the Planning Department concerning this is necessary. Any questions should be directed to Tyler Kent, City Planner, at 462-1161.

THRASHER: Thrasher asked if there would be any new construction. Scannell stated there will be no new construction. Thrasher said it appears there is no access between the two units. Scannell indicated he would like to install a door between the units. Thrasher is concerned as to whether this is technically an occupancy change from its intended use. If it is determined this is an occupancy change, the project will have to be submitted to the State of Indiana for plan review. Thrasher explained the classification depends on the operation and what it includes. Thrasher requested information concerning the year the building was built so research can be done to determine the original intended use. Clarifying the current use (lab, manufacturing, etc.) will help determine the proper classification. The occupancy classification will require further discussion. The occupancy classification will also determine whether an alarm system or sprinkler system is required.

SOUDERS: Souders stated the Fire Department and Building Department work hand-in-hand. The comments made by Thrasher cover the concerns of the Fire Department. Souders stated that until the building classification is determined it is not possible to comment on specific requirements needed. Souders said if it is determined a sprinkler system is needed, a Knox Box must be installed. Souders strongly recommended a Knox Box be installed even if a sprinkler system is not required. Souders recommended they wait concerning the purchase of a Knox Box until the building classification has been cleared up. The website for the Knox Box is www.knoxbox.com

ISSUES TO BE RESOLVED:

Detailed Site Plan
Backflow Prevention
State Design Release (if needed)
Building Permit
Signage / Fencing Permit

Occupancy Classification
Internal Plumbing Plan
Zoning Clearance (may be required
contact Planning Department)