



MEETING: Site Review Committee
SUBJECT: New Silos - Bway
ADDRESS: 4002 Montdale Drive

LOCATION: City Hall
DATE: June 24, 2014

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Tyler Kent, Planning Director	(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, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Jason Ossey, Bway Corporation
 (678) 423-2932 / Jason.Ossey@bwaycorp.com

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 the proposed addition of a sixth silo, a concrete pad for a seventh silo and a railcar unloading station for Bway Corporation located at 4002 Montdale Drive. Kent 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: Ossey explained there are five silos currently located at this site. Bway wants to install a sixth silo and possibly pour a pad for a future silo. The pads for the silos are 3 ft. deep. Pouring both concrete pads at the same time provides a 25% savings; however, the seventh pad is optional and not necessary for the current scope of work. Bway will also be adding a rail unloading system for their rail cars and this involves a much smaller concrete pad. If the location for the rail unloading system is not acceptable, there is no problem moving it; however, the silos are in an array and need to remain in this sequence.

STAFF COMMENTS:

KENT: Kent asked for clarification concerning the product stored in the silos. Ossey indicated Bway is a plastics manufacturer and the silos store plastic pellets. There are no explosives stored. Kent asked if the unloading area will be a structure. Ossey stated it will be a concrete pad and will be used to set equipment on. Kent pointed out that if/when the seventh silo is added, a Site Review will be required. Kent asked for the overall height of the silo. Ossey indicated it is 50 ft. – 8 ¼ “. Kent indicated a Zoning Clearance will be required. The Zoning Clearance Permit is available on our website (www.valpo.us) under the Building Department. Ossey asked about the time table for permit issuance. Kent said the process should not take more than a week as long as all information is provided and all contractors are registered with the City.

ON BEHALF OF THRASHER: A Building Permit will be required. A Construction Design Release from the State will not be required unless the silo storage includes flammable or combustible liquids or gases; however, a Construction Design Release will be required if the project includes any other structures. All contractors working on the project must be registered with the City.

SOULDERS: Souders asked for verification that there are no flammable or combustible materials, liquids or gases stored in the silos. Ossey stated they only store plastic pellets. Souders asked if there is anything in place for fire suppression in the existing silos. Ossey stated there is no fire suppression in place. Souders asked if there is hard surface available to provide accessibility for the fire department vehicles to the silo area. Ossey indicated there is hard surface accessibility. Souders asked if there is a fire hydrant in the silo area. Geskey indicated there is a fire hydrant in front of the Bway building; however, Ossey stated he is unsure about a hydrant at the silo area.

BURKMAN: Burkman asked if the hard surface is stone or gravel. Ossey indicated it is gravel. Burkman asked for clarification concerning the structures labeled #6 and #7. Ossey said that #6 will be the new silo and #7 will be the concrete pad for a future silo. Burkman provided no other comments on this project.

PILARSKI: Pilarski asked if the project will entail the increase of water usage at the facility or increase the waste water discharges from the facility. Ossey said there will be no increase to either water usage or waste water discharges. Pilarski presented no other comments.

GESKEY: Geskey asked if any changes will be made to the water service coming into the building. Ossey stated there will be no changes made. Geskey provided no comments.

MCALPINE: No comments.

EVANS: No comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Building Permit

Zoning Clearance

All contractors must be registered with the City