



**MEETING: Site Review Committee**  
**SUBJECT: Pratt Paper Mill**  
**ADDRESS: 3050 Anthony Pratt Drive**

**LOCATION: City Hall**  
**DATE: August 5, 2014**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

Media

### PRESENTERS:

Jon Schmaltz, Burke Costanza & Carberry LLP  
219-769-1313 / [schmaltz@bcclegal.com](mailto:schmaltz@bcclegal.com)  
Mac Switkowski, Pratt Paper (IN) LLC  
219-477-1040 / [mswitkow@prattindustries.com](mailto:mswitkow@prattindustries.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 the proposed Pratt Paper Mill to be located at 3050 Anthony Pratt 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:** This project was reviewed in February 2014 and was focused exclusively on foundation design, utility location, drainage, below grade improvements and infrastructure. The intention of the first site review to gain release of the foundation permit and site permit. The site review today is for the purpose of presenting the remainder of the design which is all of the above grade improvements containing the mill itself and some of the ancillary improvements including the waste water treatment facility and the landscape plan. Switkowski presented a rendering of the building and explained the different components of the site. The footprint of the building is approximately 205,000 sq. ft. Schmaltz mentioned the rendering does not reflect the landscaping; however, landscaping plans were included in the submittal for this site review. The last page of the drawings present an overview of the site and includes the location of the ancillary improvements for the paper storage, waste water treatment plant and the location of the southern entrance coming in past the gate house. Schmaltz indicated nearly all of the construction drawings have been submitted to the Building Department. Schmaltz said some plumbing and mechanical drawings became available last week and he will provide those today. Schmaltz mentioned a petition has been filed with the Board of Zoning Appeals. The petition concerns landscaping, building height, stack height and offsets and relief on the façade. The meeting for this petition will take place on Thursday, August 7, 2014.

### STAFF COMMENTS:

**EVANS:** Evans is aware the project will not impact public rights-of-way. Evans requested Public Works have the opportunity to work with Pratt concerning the species of the 50 street trees along Anthony Pratt Drive. Evans wants to ensure that all the street trees are diverse.

**THRASHER:** Thrasher is aware that more plans will be submitted to the Building Department today. Thrasher asked if these plans will complete the submittal. Schmaltz stated the only other plans to be submitted are fire suppression. The plans are currently pending with Homeland Security for design release. Thrasher asked if plans for the waste water treatment facility were submitted to the Building Department. Switkowski indicated the layout is almost complete and it is under review. Thrasher stated it makes sense to issue a separate permit for the waste water treatment facility. Schmaltz indicated this is what they were anticipating because it will be subject to its own review at the state level. Thrasher asked if there will be separate utilities for this facility. Switkowski said all power coming to the mill will be supplied from the sub-station and there will not be a separate water meter. Thrasher will check to see if City thinks there will any advantage for the treatment plant having a separate address. Thrasher stated she should be able to issue Building Permits once the contractor list is received. Thrasher will check with Engineering concerning the need for any additional site permits. Thrasher asked about the conveyor crossing property lines. Switkowski with the constant transport between the parcels there will not be any permanent feature put on the ground.

**SOUDERS:** Souders indicated the Fire Department reserves the right to be involved with the placement of the fire department connection locations, fire alarm panel and any annunciator panels that will be installed. Souders indicated that until the fire suppression plans are received these are the only comments he has.

**KENT:** Kent requested a color copy of the building elevation in PDF format for our files. Kent stated the proposed earth tone colors for the buildings meet the standard of the Unified Development Ordinance. Signage will be based on 3 sq. ft. of signage for each linear foot of building frontage. Kent conveyed a permit for signs will be required. Kent asked for clarification concerning parking. Switkowski pointed out the employee parking and stated the number of spaces will be adequate to cover the number of employees and provide parking for visitors as well. After being emptied, the majority of the trucks will go to the existing site. Schmaltz said the box factory will have the capacity to use as much as 100% of the raw product coming from the mill. There will be transport between the two facilities. The net flow of truck traffic will change very little. The rail spur coming in from the north will also provide for additional traffic in and out of the facility. Schmaltz said the vehicle parking may seem minimal, but in part this is due to the truck traffic in and out and also because of the four different shifts. Kent asked if there will be a parking access agreement between the two parcels. Schmaltz stated a cross access/cross parking provision exists as part of some declarations of covenants that affect both parcels. Kent requested a copy of this agreement for the files. Kent requested copies be made available to the Board of Zoning Appeals for the meeting taking place on Thursday. Kent mentioned a variance is being requested for the smoke stack. The permitted height is 90 ft. and Pratt is proposing a height of 100 ft. Kent asked if the airport has given approval for this 100 ft. smoke stack. Switkowski said it has already been presented to the airport and received approval. The maximum building height is four stories or 50 ft. Pratt is requesting a variance to allow the building to be 80 ft. at the highest point. Pratt is requesting a variance for the required offset of 20 ft. or 20% of the building on the façade. Pratt is requesting a variance for the number of on lot landscaping trees. Pratt is requesting a variance to vary the required open space landscaping. Kent mentioned that after review of the plans the intent of the UDO is met with the buffer along the south and east side of the properties as well as around the parking lot and along Anthony Pratt Drive. The City's Parks Department horticulturist will review the plant material being proposed and will provide any comments as necessary. Kent reiterated working with the Public Works Department concerning the street trees along Anthony Pratt Drive. Kent said the landscaping plan shows trees every 60 ft. along Anthony Pratt Drive which meets the intent of the UDO. Kent conveyed a Zoning Clearance will be required. The public hearing for the variances will be held Thursday, August 7, 2014 at noon at City Hall. Kent asked for clarification concerning the sequence for the building and equipment installation.

Switkowski indicated the pad will be poured and the building will be enclosed; however, some of the larger pieces of equipment will be set on the foundation. The building will be completed next year.

**MCALPINE:** McAlpine presented no comments from the Engineering Department.

**PILARSKI:** Pilarski stated the Water Reclamation Department has no comments concerning this presentation. However, Pilarski stated there have been constant discussions regarding the treatment system and the overall manufacturing, facility and equipment. Discussions are on-going.

**GESKEY:** Geskey presented no comments on this site review.

**ISSUES TO BE RESOLVED:**

Landscaping Plan

Detailed Site Plan

State Design Release (Treatment Plant)

Building Permit

Signage/Fencing Permit

Zoning Clearance

Street Trees – Anthony Pratt Drive

Contractor List

Separate Address for Treatment Facility?

Variances