



**MEETING: Site Review Committee**  
**SUBJECT: Superior Auto Valparaiso**  
**ADDRESS: 301 E. Lincolnway**

**LOCATION: City Hall**  
**DATE: November 11, 2014**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325

Media

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

### PRESENTERS:

Nicholas Schenkel, Superior Auto, Inc.  
 (260) 615-3694 / [nschenkel@superiorauto.com](mailto:nschenkel@superiorauto.com)  
 William MacDonald (property owner)  
 (847) 912-2224 / [bill@snapproducts.com](mailto:bill@snapproducts.com)

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed Superior Auto Valparaiso to be located at 301 Lincolnway. 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:** The project is a buy-here, pay-here at 301 East Lincolnway. The company has been in business approximately 45 years. They currently have 55 locations in Indiana, Michigan and Ohio. Schenkel indicated no work is being considered for the exterior of the building with the exception of site cleanup and repair work. They will be building a small office in the first bay. They expect to have between 35 and 45 cars on the lot.

### STAFF COMMENTS:

**BURKMAN:** Burkman mentioned that from a storm water management position reducing hard surface area and adding pockets of green space is encouraged.

**THRASHER:** The work within the building will require a permit. A permit for signage will be required. Thrasher deferred comment on the pole sign to the Planning Department. Thrasher pointed out temporary signage is limited to 70 days per calendar year. Pennant flags are prohibited. Referring to the Unified Development Ordinance concerning restrictions for signage is recommended.

**SOUDERS:** Souders indicated the installation of exit lighting; emergency lighting and extinguishers will be required. An inspection will be required prior to opening and should be scheduled through the Building Department. Spacing in the parking lot should be maintained to ensure an emergency vehicle can get through. Souders stated the installation of a Knox Box is recommended. Souders should be contacted for placement of the Knox Box.

**KENT:** Kent indicated there will be a need for a number of variances for this site. Kent is aware they have applied for a development standard variance those being vehicles must be displayed indoors; each face of the building must be 70% transparent for a view of the interior of the building and the size of the vehicle engines permitted on the site. Kent mentioned the Unified Development

Ordinance was amended and approved in 2008. The zoning for this site is CBD (Central Business District) and this particular use is a limited use. The UDO allows for this type of use; however there are standards that must be met for this type of use. The intent of the standards is to bring the building to the front and to have vehicle storage inside. The requirements exist in both the Central Business District and Central Place Business District which is just south of the downtown area. The standards are relatively new and the City wants to see the standards met. Kent mentioned the

Façade Program which is for the renovation of building facades. Kent indicated he will be happy to work with Superior Auto to come up with a way to meet the standards rather than going through the Board of Zoning Appeals for variances. MacDonald asked if the standards meant moving the building to the front of the property. Kent confirmed that this is what the standards mean. This is a key corner within the City and the City would like to see the property redeveloped. Kent said there have been other parties interested in this site in the past. Kent indicated that he is unsure if the current proposal for a car dealership is the best and most practical use for the property. Kent reiterated that if the cars are located within the building and the site meets the required standards there are no issues; however, as it is currently proposed it really needs to be looked at.

**WEGRZYN:** Wegrzyn presented no comments.

**PILARSKI:** Pilarski asked if the property is strictly for sales or are they also proposing to do repairs. Schenkel confirmed it will be sales only; however, cars will be detailed to get them ready for sale. Pilarski stated there is not enough information to provide comments. Pilarski feels a site visit is warranted and he needs to be contacted to setup a site visit. Pilarski expressed concern for what will be discharged into the sanitary sewer. MacDonald indicated the building has floor drains, catch trap and a 1,000 gallon grease trap. Pilarski reiterated that these are the items he needs to see.

**GESKEY:** Geskey is aware the incoming water service will not be changed. There is a backflow protection device; however, the backflow needs to be inspected within 30 days of occupancy. Geskey indicated Shaun Shifflett is the contact concerning the backflow testing. Once the testing has been done Mr. Shifflett will take the results.

**MCALPINE:** McAlpine presented no comments.

#### **ISSUES TO BE RESOLVED:**

Detailed Site Plan

Backflow Prevention Testing

Building Permit

Signage/Fencing Permit

Zoning Clearance

Pole Sign

Knox Box

Exit Lights, Emergency Lights, Fire Extinguishers