



MEETING: Site Review Committee
SUBJECT: St. Paul Catholic Church Rectory
ADDRESS: 1955 Harrison Blvd.

LOCATION: City Hall
DATE: January 20, 2015

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
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

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Stephen Pease, Architect
(219) 464-7957 / spease@adsnet.com
Father Joseph Pawlowski

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed St. Paul Catholic Church Rectory to be located at the St. Paul Catholic Church campus. 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 purpose of the rectory is to provide a residence for the parish priests who serve the church. The current rectory is located on the corner of Chicago and Campbell Streets. Pease indicated the church wants to move the rectory to the Harrison Blvd. location to consolidate services. The new rectory will enclose approximately 2,024 sq. ft. on the first floor, approximately 660 sq. ft. on the second floor and will have a full basement. The footprint of the building living area is also the basement. The garage is separate and not part of any kind of basement. The plan has been divided into three separate living units for the priests. The units are essentially oversized bedrooms. Each unit will have an office, a bedroom, a bathroom, storage and a small living area. The remainder of the rectory which includes the garage, kitchen, dining/eating area, large living area and exterior spaces will be shared by the priests. Pease mentioned the materials being used will be similar to those already at the campus and will consist of brick and some EIFS on the second floor. A split-face concrete block will be used as a base. The rectory will be located approximately 80 ft. from the west line and approximately 90 ft. from the pole barn to the north. Pease indicated the existing stubs coming through the parking area will be used for sewer and water. NIPSCO will come behind the Tiny Tim building.

STAFF COMMENTS:

BURKMAN: Burkman indicated the rectory will have a separate address. The address will be 1955 Harrison Blvd. A more detailed site plan showing the proposed grades and utility connections will be required. The sewer that will service the building is privately owned and maintained. It connects into the lift station owned by St. Paul Church. Burkman said the more detailed site plan needs to show how some of the additional storm water runoff that will be

generated will be handled. A Site Permit will be required and will cover the erosion control and the sanitary sewer connection fee. Burkman mentioned that a sidewalk waiver needs to be filed for this property. The sidewalk waiver indicates that if the City proposes a sidewalk project in this area the Church will then be required to contribute towards the sidewalks.

THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. Pease asked what triggers this requirement. Thrasher conveyed that since this is not a single family residence and the design is more commercial residential (three units or more) it will be required to go down State for a fire sprinkler system. Pease requested that Thrasher provide him with the appropriate code. All contractors working on the project must be registered with the City.

SOUDERS: Souders confirmed the hydrant location is sufficient. Souders said the Fire Department needs to be contacted to assist with the placement of the fire department connection. The fire department connection is usually located at the front of the building. A Knox Box will be required.

KENT: This property is zoned Suburban Residential (SR). A use variance from the Board of Zoning Appeals to allow for the three units to be located on this property will be required. Kent requested Pease provide a list showing the number of trees and shrubs to be planted on the site. The list needs to include the type, the name, size and caliper of trees. The final plans need to show the types of materials to be used on the building. The site plan needs to include the on-lot calculations for lot coverage. Kent is aware this is a very large lot and there should be no issues; however, it is good to keep track of this information. Kent also requested the setbacks be provided. A Zoning Clearance is required. Kent asked what will be done with the existing rectory. Father Pawlowski indicated the building will be sold at some point. Father Pawlowski said at some point the old school may also be sold. Kent mentioned the deadline for application to the Board of Zoning Appeals is Friday, January 23.

MCALPINE: McAlpine asked if reducing the width of the driveway and the number of parking spaces would be possible in order to reduce hard surface. McAlpine asked if a handicapped parking space is necessary. If it is necessary McAlpine indicated a ramp at the curb may be required. McAlpine is aware there is a detention pond next to the soccer field; however, this new site drains to the west. McAlpine asked that they look at the amount of runoff that will be generated from the newly proposed rectory, driveway and proposed road expansion. This should be incorporated into the landscaping plan and proposed grades.

PILARSKI: Pilarski stated that since the project will be discharging sanitary waste waters only, an internal plumbing plan will not be required. Pilarski conveyed policy does not allow floor drains in the garage to be attached to the sanitary sewer.

GESKEY: Geskey confirmed this building will be connected to the Churches water main and that there will be no new water main out to the road. Geskey said backflow protection for the building will be required. Geskey provided contact information for Shaun Shifflett concerning the backflow. Geskey said he will require a copy of the plans showing water and sanitary sewer connections.

EVANS: Evans is aware there will no impact to the public rights-of-way. Evans presented no comments.

ISSUES TO BE RESOLVED:

Landscaping Plan	Zoning Clearance
Plant & Tree List	Use Variance
Erosion Control Plan	Knox Box
Detailed Site Plan	Backflow Prevention
Building Permit	
Site Improvement Permit	
State Design Release	