



**MEETING: Site Review Committee**  
**SUBJECT: FLS Properties**  
**ADDRESS: 950 Transport Drive**

**LOCATION: City Hall**  
**DATE: March 24, 2015**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161  
Tim Burkman, Engineering Director (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:

Steve DeBold, Chester, Inc.  
(219) 465-7555 / [steved@chesterinc.com](mailto:steved@chesterinc.com)  
Tony Peuquet, Chester, Inc.  
(219) 465-7555 / [tonyp@chesterinc.com](mailto:tonyp@chesterinc.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 office, warehouse and training areas for FLS Properties to be located at 950 Transport 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:** DeBold explained this is a development on Lot 36 in Eastport Centre. This parcel is approximately 2.08 acres. The west part of the property is basically an existing retention pond. The building will be built on the east part of the parcel. The building will be approximately 4,600 sq. ft. with office space in the front. There will be equipment display, training, demonstration and warehouse/receiving in the remainder of the building. All utilities are out front. The sanitary sewer and water connections are at Transport Drive. The front parking lot will drain to Transport Drive. The south part of the parking will drain to the retention pond. The building will slope all the way to the west of the property to the pond. Along the north property line there is an existing storm sewer which is basically utilized to regulate the depth of the pond.

### STAFF COMMENTS:

**BURKMAN:** Burkman mentioned that the parking lot spaces that come up to a sidewalk need to be 20 ft. rather than the 18 ft. shown. However, the drive aisle width is 24 ft. and it only needs to be 22 ft. DeBold stated it was his understanding that when vehicles overhang green space or sidewalk they could be 18 ft. Burkman clarified the spaces are allowed to be 18 ft. only when they overhang green space. Burkman said if vehicles overhang a sidewalk they encroach on the usable area of the sidewalk. Burkman stated he does not have a problem if the spaces are left at 18 ft. since there is width in the back, or 2 ft. can be added to the striping. Burkman questioned whether it will be necessary to cut the street for the sanitary sewer connection. DeBold indicated this tap already exists. Burkman asked if the driveway on the east side of the street is at least 75 ft. from the proposed driveway for this site. This is a standard required by the Unified Development Ordinance and is measured nearest edge to nearest edge. Burkman conveyed the disturbed area

appears to be over 1 acre and will require a Rule 5 Permit. Burkman said he did not have an opportunity to share the plans with the Engineering Department MS4 Operator and requested the applicable sheets be emailed to Mingyan Zhou for review. Mingyan will forward any comments she might have to DeBold. Burkman requested clarification concerning the area on the north end of the parking lot shown on Sheet C-4. DeBold explained this area will be used to stockpile top soil. Burkman said there is a Sidewalk Waiver on file for the entire subdivision; however, it is the responsibility of the property owners to install the sidewalks. Burkman requested DeBold contact Adam McAlpine concerning any comments McAlpine may have with respect to drainage.

**THRASHER:** A State Construction Design Release is required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Signage will require a permit.

**ON BEHALF OF SOUDERS:** Installation of a Knox Box is recommended. Souders indicated the fire hydrant placement is sufficient. Contacting Souders concerning parking lot access for the Fire Department vehicles and the parking lot being able to support 80,000 lbs. is necessary. Souders needs to know what will be stored in this building.

**KENT:** Kent indicated there is a requirement for a Class D buffer between the Heavy Industrial Zoning District and the Business Park Zoning District; however, due to the constraints with the retention pond, Kent is requesting Class A buffer be located at least along the northeast corner as indicated on the landscape plan. Kent requested clarification concerning the type of building material being proposed for the exterior of the entrance. DeBold said they will be using a smooth faced metal panel for the entrance and corrugated metal wall paneling.

**EVANS:** Evans is aware they will not be cutting into the asphalt for installation of the driveway apron. Evans said it appears the curb at the entrance of the driveway is shallower than what is required by City standards. City standards require 12 inches of concrete below grade. Sheet C-8 shows approximately 7 inches below grade. Evans clarified the 12 inches of concrete below grade is required for strength purposes. Evans suggested they discuss this issue further. Evans mentioned an inspection will be required when the sub-grade is prepared and when they get ready to pour. Evans provided information concerning the curb.

**PILARSKI:** Pilarski asked for clarification about FLS and what they do. Peuquet stated FLS is a distributor of small scale CO2 laser systems. They are self-contained units used for metal etching. FLS trains individuals on the machines being purchased and they stockpile parts. Pilarski asked if there will be a chemical storage area. Peuquet stated there will be no chemical storage. Pilarski said it will be necessary to submit an internal plumbing plan. The internal plumbing plan should be sent directly to Pilarski. Pilarski indicated that floor drains are not allowed in the warehouse equipment storage areas, equipment demonstration area or the equipment training area; however, a floor drain is allowed in the mechanical room. Pilarski mentioned the sanitary sewer clean-out must be 5 ft. or less from the building and will apply to C-2, C-3, C-4 and C-9.

**GESKEY:** Geskey asked if there will be a fire service in the building. DeBold stated there is no fire service. Geskey is aware the domestic service will be 1-1/2". DeBold said the meter will also be 1-1/2". Geskey indicated backflow protection will be required. Contacting Geskey for the water service will be necessary. Shaun Shifflett is the contact concerning the backflow protection. Contact information was provided. Peuquet asked if it would be possible to get a preliminary estimate for the water tap. Geskey will provide a quote.

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

- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Backflow Prevention

Site Improvement Permit  
State Design Release  
Building Permit  
Signage/Fencing Permit  
Zoning Clearance  
Knox Box  
Contact Souders for Fire Department Access  
Send applicable sheets to Mingyan Zhou (MS4) for review  
Contact Adam McAlpine concerning drainage  
Internal Plumbing Plan  
Clean-outs (5ft. or less from building)  
Curb and gutter