



**MEETING:** Site Review Committee  
**SUBJECT:** Meijer Store & Gas Station  
**ADDRESS:** 405 Porters Vale Blvd. (Store)  
 115 Porters Vale Blvd. (Gas Station)

**LOCATION:** City Hall  
**DATE:** April 28, 2015

**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
Matt Evans, Public Works Director	(219) 462-4612
Media	

**PRESENTERS:**

Lee Vander Meulen, Progressive AE  
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 Joshua Manion, Progressive AE  
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 Thomas Reder, Bergmann Associates  
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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 Meijer Store and Gas Station to be located at 405 and 115 Porters Vale Blvd. respectively. 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:** Vander Meulen indicated the plans submitted for site review are preliminary plans. This project was discussed in 2007. The site is 2 lots which equal approximately 20 acres. The Meijer Store will be approximately 190,000 sq. ft. with a gas station/convenience store. Most of the infrastructure for the project is in place. Lauth has installed Porters Vale Blvd. which services the cinema and J.C. Penney. Not a lot of offsite improvements will be required for the Meijer project. Vander Meulen said they have gone through the ordinances and feel they are in good shape in meeting the ordinance requirements for parking, green space and overall building design. They will make another site review submittal towards the end of May once the comments from today's meeting are incorporated into the plans. They plan to go before the Plan Commission for site plan approval in July. Based on this approval process a decision will be made to move forward or what the schedule for the store construction will be.

**STAFF COMMENTS:**

**McALPINE:** McAlpine conveyed the drainage report for Porters Vale will need to be updated to include the proposed Meijer development. The previous drainage report was prepared by Schneider in 2006 and some of the actual drainage patterns within the development may contradict from the actual conditions. McAlpine stated a wetland delineation report will need to be completed for this project. The property contains a network of man-made ditches to convey storm water north into the retention pond. It will be necessary to determine the regulations governing the filling and enclosing of these ditches within a piped system. McAlpine said the retention pond

appears to be 3 ft. higher than originally intended because the outlet pipe is submerged and the pond forebay is completely full. Additional investigation is needed concerning the actual normal water level of the pond. The retention pond does not have an outlet pipe, but an overflow structure into the Hotter legal drain is warranted. In past years, the pond level has risen up the retaining wall and this is not believed to be the original intention of the design. It will be necessary to coordinate with the Porter County Drainage Board for any overflow connections made to the adjacent channel as this is a county regulated drain. There is a 15" diameter corrugated metal pipe north of the pond draining into the retention pond, but this was not shown in the original drainage report. This pipe needs to be removed so the northern watershed does not contribute to the flow rate into the pond. McAlpine indicated the City has recently updated its drainage standards. For the most part the 2006 requirements will be followed because this is how the rest of the subdivision has been designed. However, there are other sections that need to be reviewed and provided to the engineer to incorporate into the design. McAlpine said he will be available to discuss what areas of the new City standards need to be part of the design.

**GESKEY:** Geskey said that they will be tying on to an existing water main and will require a valve. Geskey conveyed that everything else looks good. Geskey said there is no valve at the 10" fire protection. Geskey requested a valve halfway down the stretch in the back. Geskey indicated on the plans where a hot tap with a valve will be required. Geskey stated it appears there will be a fire hydrant that ends up in the parking lot. Manion said this hydrant will most likely be relocated into an island. Geskey stated this hydrant could be abandoned if a hydrant was installed in the corner by the gas station. Souders agreed with the location for the hydrants. Geskey provided guidelines. Geskey commented that no hole is to be drilled in the pipe for the sanitary sewer tap. The pipe must be cut out and a "Y" installed using non-shear Fernco couplings. An inspection by Valparaiso City Utilities will be required.

**EVANS:** Evans conveyed that trash and recycling services will not be provided by Public Works. These services will need to be out-sourced with a third party contractor. Evans indicated that Public Works is concerned with impacts to the rights-of-way. If the City finds an opportunity to continue with development to the north and there is a possibility for further right-of-way dedication to the City, Public Works will be interested in how kicking the road to the north out of the cul-de-sac would impact Meijer's site layout. Kent interjected that the 49 Overlay Plan shows the road connecting from LaPorte Avenue up to 500N. There is a call for a bridge at some point in the future to go over the Canadian National tracks and the road moving through the development up to the bridge and across Evans Avenue. Kent indicated the City would like to work with Lauth and Meijer to see if there is a way to plan the road for the future. This will provide a north access that will be important to the Meijer development. However, Kent is unsure how Outlot A will be affected. Burkman interjected that Outlot A will be a logical area for this road to begin diverging to the west to get around the movie theater. Going east around the movie theater is not feasible due to the large detention basin. Burkman said this will be a 2 to 2-1/2 mile segment of road that will connect State Road 2 all the way north to 500N. About 1 mile of the segment is being installed today through the Lakes of Valparaiso development. Vander Meulen said there is no proposed user for Outlot A at this time. Evans stated that Public Works will be interested in the pavement design for this road. For snowplow operations and winter maintenance operations we need to make sure that the pass can be made as easily as possible without backing up and multiple maneuvers. Evans said it appears the east/west leg of the road just after the fuel station is being extended and widened. Evans asked if the road was being gutted or just added on to. Vander Meulen said they are looking at adding on to it and resurfacing a portion of it. Vander Meulen explained the road will be servicing another outlot controlled by Lauth. Vander Meulen said the way the lot lines run now they are setup for either a separate lot or possibly dedication. Evans said the road is private and he is unsure if the road was ever constructed to City standards or whether it can handle the future demands placed on it. Therefore, adding on to it may be feasible if it has

already been designed to City standards, but if it is not this becomes an issue with a potential future dedication.

**PILARSKI:** Pilarski indicated the Water Reclamation Department is interested in the discharge from the facility into the sanitary sewer system. Pilarski provided a copy of Chapter 52 of the City of Valparaiso Municipal Code. Discharges must comply with this chapter. Pilarski said that since the plans are preliminary it is difficult to provide comments. However, Sheet M101 shows an oil and grease interceptor. Pilarski provided the City's specifications for the minimum acceptable oil and grease interceptor. Pilarski said providing information concerning the disposal of used pharmaceuticals will be necessary. Submitting an internal plumbing plan for both the Meijer Store and the gas station is required.

**SOUDERS:** Souders asked about hours of operations. Reder indicated it is a 24/7 operation with the exception of Christmas. Souders said since they are closed one day, it will be necessary to install Knox Boxes. Souders said once the flow test is performed and the decision is made about whether the pump house will be deleted, then the number and placement of Knox Boxes can be finalized. At this point, however, one will be needed at the front of the store, one at the riser room and one at the gas station. Souders stated that after further reviewing the plans, it appears there is approximately 800 ft. between hydrants in the front with no protection. Souders will reserve the right to request an additional hydrant as close to the building as possible in the front. Souders indicated this can be discussed at a later date. Souders conveyed that typically the Fire Department Connection is located on the front of the building; however, there is no opposition to leaving it on the northwest corner since this is where the riser room will be located. Reder stated there will be signage on the front of the building indicating the location of the FDC. Souders stated a 2-1/2" double Siamese will be required. Souders stated the Fire Department needs to be involved in the placement of the fire alarm panels and annunciator panels. Hashed fire lanes will be required in the front of the store and "No Parking" signs with a hashed area will be required in the back around the FDC.

**THRASHER:** Thrasher said the plans for each building must be submitted to the State for a Construction Design Release. A Building Permit will be required for each building. All contractors working on the project must be registered with the City. All signage will require a permit. Thrasher

noticed there is a smoker's shelter shown on the plans. In the City of Valparaiso no smoking is allowed within 15 ft. of an entrance.

**BURKMAN:** Burkman conveyed that the Unified Development Ordinance requires parking stalls to be 9' x 20' with a 22' drive aisle. The plans show the spaces as 9-1/2' x 19' with a 25' drive aisle. Burkman said they could either increase the number of parking spaces, or reduce the pavement area which the City considers a good thing from the storm water perspective. Burkman indicated the parking stalls on the far north and far south ends have the ability to overhang a green space area and may be reduced to 9' x 18'. There is a tap available at the front of the building for the 6" sanitary sewer. Burkman mentioned there is another service shown coming out at the north end and going into a manhole. The City does not permit connections into manholes. The City prefers taps on the main lines. This needs to be revised. Burkman requested some sort of BMP, possibly an aqua swirl chamber, be implemented at the downstream structure from the gas station to provide the ability to catch and remove hydrocarbons, greases, oils and grit from any runoff that might occur around the fuel islands. Burkman said there is a pathway requirement to install an 8 ft. wide sidewalk along the west side of Porters Vale Blvd. as well as along the gas station frontage on State Road 2. The idea is to tie into the City's overall pathway network. Kent interjected there is a lot of foot traffic from the VU students and the pathway will provide access to the Meijer Store and the development. Burkman said there appears to be a remnant piece of property to the north of the store and as part of the platting process there will need to be some sort of easement granted for the ability to access this property so that it is not landlocked and it will have the ability to

connect to the overall development. Submitting an Erosion Control Plan will be necessary. A Rule 5 Permit for erosion control through IDEM will be required. A Site Permit covering local erosion control and sanitary sewer connection fees is required. The sanitary sewer connection fees will be based on the size of the water meter. The fee schedule is available on the City's website.

**KENT:** Kent presented a copy of the Board of Zoning Appeals Application for variances, a copy of Plan Commission Petition Application for the subdivision process for the lot and a Zoning Clearance for each building. Kent stated that Lauth was granted a number of variances in 2006 for the overall property. A use variance was granted for the use of food sales and services, clothing services and shopping centers. A variance was granted for the reduction of landscaping from the required 15% to 13% for landscaping within the parking lots. A parking variance was granted from the required 5,124 parking spaces to 2,881 parking spaces for the total Porters Vale development. A variance was granted for the required 30 ft. greenbelt along SR49 to reduce the greenbelt to 10 ft. There will be a requirement to landscape this 10 ft. A variance was granted for setbacks of the required 90 ft. to allow for a setback of 50 ft. along SR49. In 2007, a variance was granted for the size of a developable lot from the required 2 acres to allow for lots of .89 acres. Currently, the proposed Outlot A is .73 acres. If development is to occur on this lot, it will be necessary to meet the .89 acres to ensure that Outlot A is a buildable lot. It may have to be pulled to the west to make the footprint buildable, but it needs to be shown as a buildable lot. Kent asked if Meijer might possibly sell this lot. Vander Meulen said selling this lot may be something that will be considered. Kent mentioned the site plan shows a bus stop at the northern portion of the site. Kent requested this bus stop be relocated to the south of one of the building entrances so the bus could just pull through. Manion requested information concerning the size of the bus. Kent said this information will be provided. Kent indicated a screen wall will be necessary to hide the parked vehicles and trailers. A landscape buffer will be required on the north side to block the view of the trucks. Kent asked what the darker parking area signified. Vander Meulen said this is for employee parking. Kent suggested integrating landscaping islands in some of the parking areas to breakup it up to slow traffic down. Kent mentioned this site is within the SR49 Overlay District and there are certain standards that apply. Outdoor storage is not permitted in this area. Kent is aware there is a garden center and this will require a variance from the Board of Zoning Appeals. Vander Meulen asked if putting walls and screening around the garden center would be acceptable. Kent said for the garden center not to be considered outdoor storage, it would have to totally enclosed. The maximum lot coverage is 75%. The minimum landscape ratio is 25%. Showing these percentages on the final development plan is necessary. Kent asked about Meijer's plan for signage. Vander Meulen said this is something they are still working through. They do have a monument sign in front of the gas station and are hoping to get something on the pylon sign along SR49. They are also planning signage on the back of the building. The allowable signage is 3 sq. ft. of signage per 1 linear foot of building frontage and applies to both the store and gas station. Kent mentioned that contacting Kyle Kuebler at the Porter County Airport about any submittals he may require concerning the height of the building will be necessary. Mr. Kuebler can be reached at 1-800-462-6508. Parking is calculated at 5 spaces per 1,000 sq. ft. plus 1 space per 25,000 sq. ft. for the loading docks. The parking calculation for the gas station is 1 space per two pumps. Kent suggested they take advantage of the 2006 variance granted for parking. Reducing the number of parking spaces is strongly encouraged. Kent said he will provide the total number of parking spaces. On lot landscaping will require 9 large trees, 18 small trees and 50 shrubs per acre. Open space landscaping will require 10 large trees, 15 small trees and 40 shrubs per acre. The requirement for parking lot landscaping is 1 large tree per 8 spaces and 1 shrub per 4 spaces. This should help in reducing the number of parking spaces. One landscape island is required for every 16 parking spaces. The islands need to be 324 sq. ft. in area with a depth of no less than 36 ft and a width of no less than 9 ft. Street trees will be required to be planted 60 ft. on center. This will apply to Porters Vale Blvd. and both the east and west roads. Kent reiterated that

landscaping will be required in the 10 ft. greenbelt along SR49. Referring to Article 11, Section 11.501 for architectural standards is necessary. No building over 15, 000 sq. ft. shall have an uninterrupted horizontal dimension of less than 80 ft. The plans must show the required bump-outs. Reder asked what is considered a break. Kent clarified that it is a required offset within the 80 ft. of either a projection or recess of 6 ft. for a length of either 20% of the building façade or 20 ft. The primary facade should include either sconces, window displays, entry areas, towers, pilasters, columns, or horizontal and vertical offsets. Awnings or arcades should project at least 6 ft. along not less than 80% of the façade. This standard will require further discussion. The façade facing SR49 will need to include some type of color variation, decorative cornices, murals, score lines or graphics. Referring to Article 11, Section 11.503 (Blank Walls) will be necessary. Kent asked about the building materials being used. Reder stated it is pre-cast and is a combination of brick textures, brick in-lays, and smooth surfaces. Kent mentioned the gas station shows wall panels on the front of the building. Kent said it will be necessary to meet the standard of brick, limestone, native stone or textured color aggregate concrete masonry units. The supports for the canopy will need to include some type of brick work. This brick work will need to extend 12 ft. up the supports. Kent stated with the elevation of SR49 being able to look down onto this building it will be necessary to screen the mechanical equipment on the roof. Referring to Article 11, Section 11.508 (Roof Structures and Materials) will be necessary. Reder stated their intent is to raise the parapets. Kent conveyed there are standards concerning the height of the parapets and supporting walls. Vander Muelen stated they previously discussed doing site line perspectives. Kent suggested they choose the highest point when getting off the ramp. The garden center shows chain link fencing. Kent conveyed that chain link fence is not permitted. A decorative fence will be required for the garden center as well as for any other areas they may have chain link fence shown. Kent said this issue can be discussed further. Kent said outside storage at the gas station is not permitted. Manion said they usually have propane tanks stored outside the store. This may require a variance, but Kent will look into this issue and provide feedback. Kent mentioned that loading docks are required to be behind the building. However, in this case, SR49 is a street front and he would rather have them located on the side. Kent will look into the definition of this issue and provide feedback. Kent asked if there will be dumpsters. Manion indicated there will be a trash compactor located in the truck well. Kent conveyed dumpsters are required to be enclosed by a masonry wall with a man-door. Landscaping is required around the dumpster. The information for this standard may be found in Figure 2.406A of the Unified Development Ordinance. Bicycle parking spaces are required. The calculation is 1 bicycle parking space for every 10 parking spaces or a maximum of 10 bicycle spaces will be required. Standards for the acceptable bicycle parking can be found in Section 9.206. Kent mentioned a photometric plan will be required. The requirement for the width of the loading bays is 12 ft. per Section 9.302 (Off Street Loading). The vehicle stacking requirement for the drive-thru is 4 stacking spaces and needs to be shown on the plans. As additional plans are submitted in the future, there may be additional comments presented. Kent asked when construction will begin. At this time start of construction is unknown. Kent asked about the number of jobs that will be created. Vander Meulen indicated there will be between 300 and 350 employees.

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

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Site Improvement Permit
- State Design Release (for each building)
- Building Permit (for each building)

Signage/Fencing Permit  
Zoning Clearance (for each building)  
Variance for Garden Center  
Possible Variance for Propane Tank Storage in Front of Store  
Updated Drainage Report  
Pharmaceutical Disposal Plan  
Internal Plumbing Plan (for each building)  
Knox Boxes  
All Contractors Must Be Registered With The City  
Pathway  
Easement for Property North of Store  
Photometric Plan  
Screen Wall to Hide Vehicles and Trailers  
Landscape Buffer on North Side to Block View of Trucks  
Include Percentages for Lot Coverage and Landscape Ratio on Plans  
Contact Kyle Kuebler, Porter County Airport  
Building Offsets  
Bicycle Parking