



MEETING: Site Review Committee
SUBJECT: UGN R & D Building Expansion
ADDRESS: 2252 Industrial Drive

LOCATION: City Hall
DATE: August 25, 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
Matt Evans, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Michael DiPilato, UGN, Inc.
 (773) 902-6536 / mike.dipilato@ugnauto.com
 Barry Bowhall, UGN, Inc.
 (773) 437-2477 / barry.bowhall@ugnauto.com

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

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed expansion of the R & D Building for UGN, Inc. located at 2252 Industrial 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 is a two-story building. The first floor is 11,800 sq. ft. The second floor will be approximately 5,300 sq. ft. The main usage of the building will be on the second floor for a Research and Development Lab, offices and conference room. Single person men's and women's restrooms are also located on the second floor. The first floor area will be warehousing and storage of tooling and materials, as well as storage for the procurement side.

STAFF COMMENTS:

BURKMAN: Burkman asked about a site plan. DiPilato passed out site plans. Burkman stated it does not appear the access road will be impacted. A Site Permit will be required. DiPilato indicated he brought the Site Permit application to the meeting.

THRASHER: A Construction Design Release from the State is required prior to issuance of a Building Permit. All contractors must be registered with the City. Any additional signage will require a permit.

ON BEHALF OF SOUDERS: Site access and hydrant locations are acceptable. Souders should be contacted with any questions.

KENT: The building elevations need to show the type of material being used for the exterior and the color of the material. DiPilato stated the material will be the same sheet metal exterior discussed during the meeting. Kent asked for the roof pitch. DiPilato stated it will either be half over 12 or 1 over 12. Kent said this needs to be shown on the drawings. Kent said the setback from U.S. 30 needs to be 65 ft. The maximum lot coverage is 75% and the minimum landscape ration is 25%. Both these percentages need to be shown on the drawings. Contacting Kyle Kuebler at the Porter County Airport concerning FAA requirements will be necessary. Submitting a

landscape plan showing planting locations is required. Kent suggested planting some trees along the north to break-up the massing. A Zoning Clearance will be required. There will be no dumpster. All trash will be processed through the plant. Kent mentioned parking calculations are required. Referring to Article 9, Section 9.201 for industrial uses will be necessary. The general requirement is 2.5 spaces per 1,000 for the factory and 3 parking spaces per 1,000 for the office use. Storage areas and restrooms should not be included in the calculation. DiPilato said their current plan is to add six spaces. Kent said using the parking for the overall site may show the parking sufficient to meet the standard.

MCALPINE: McAlpine will contact Duneland Group to see if the most recent drainage report includes this building expansion. DiPilato explained the parking lot addition was part of a previous project and an update was done at that time. DiPilato said with this project the report had to be revised and submitted to Engineering showing the change in the standpipe. DiPilato said he believes everything is okay. McAlpine asked if the standpipe work is complete. DiPilato said it is not yet completed. It will be part of the excavation process for this addition. McAlpine requested verification from Duneland of the what the maximum build-out could be so the information would be available for any other additions to this site. McAlpine has not received this information. McAlpine needs to see the outlet change for the detention pond.

PILARSKI: Contacting Mark Geskey, Valparaiso City Utilities, concerning existing water line and fire hydrant relocation, backflow prevention and water meters will be necessary. Pilarski asked for a description of the type of R&D work that will be done. DiPilato said it is internal automotive testing for their customers. The testing involves flammability and sound absorption. Submitting an internal plumbing plan for the new addition will be necessary. DiPilato stated the mechanicals are still in process. Pilarski said the internal plumbing plan and mechanicals need to be sent to him for review and approval.

ISSUES TO BE RESOLVED:

Landscaping Plan

Erosion Control Plan

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

All contractors must be registered with the City

Elevations need to show type of exterior material and color

Roof pitch needs to be shown on the drawings

Setback from U.S. 30 must be 65 ft.

Contact Kyle Kuebler, Porter County Airport

Parking Calculations

Internal Plumbing Plan

Mechanicals

Contact Mark Geskey, VCU, with water issues