



MEETING: Site Review Committee
SUBJECT: Sievers Bldg.-Additions/Alterations
ADDRESS: 206 Lincolnway

LOCATION: City Hall
DATE: March 1, 2016

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Brent Wagner, Wagner Architecture
 (219) 531-2468 / brent@wagnerarchitecture.net
 Chuck Williams, Haven Creek Capitol
 (219) 462-1990 / chuck@clwilliamscompanies.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 additions and alterations at the Sievers Building located at 206 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: Wagner conveyed that this is an existing commercial building. The first floor was used for Sievers Insurance and the second floor has been vacant. The second floor will be converted into an apartment. There is a walk-out on the lower level. An elevator will be added and used only to get to the apartment. Stairs will be added. The garage will be expanded. Wagner said the State Construction Design Release has already been received and the Building Permit application has been submitted.

STAFF COMMENTS:

THRASHER: The elevator must be inspected by the State. Since the building will be sprinkled, this project will be eligible for the Fire Safety Grant. Submitting this grant will be done through the Building Department. All contractors working on the project must be registered with the City. New signage will require a permit. This property must be registered as a rental.

BURKMAN: Burkman indicated the correct addressing for the apartment will be 206 ½. Burkman stated that since the garage is being expanded and with the proposed trench drain and the associated discharge, submitting a Site Permit will be required.

KENT: Kent asked if any façade improvements are being considered. Williams confirmed there will be improvements made. Kent suggested they apply for a façade grant. This needs to be done as soon as possible as funds are limited. Kent indicated a copy of the Façade Grant Application will be sent to Williams and Wagner. Kent conveyed that the existing sign is legal non-conforming. Signage is allowed between the first and second floors. Consideration should be given to a sign band. Kent asked if a second door is being added. Wagner indicated the door is existing. Kent suggested the use of planters on the deck at the back of the building. It will be necessary to

change the material shown on the back of the building. Cement board is not permitted.

DALY: Daly indicated the City follows the 2014 Indiana Fire and Building Codes. Daly asked if any remodeling will be done on the main floor of the building. Wagner explained they will bring the elevator through and an existing stair will be moved next to the elevator. Daly requested that proper addressing needs to be on the doors. Since the entire building will be sprinkled, a fire department connection will be needed on the outside of the building. Contacting the Fire Department concerning placement of this connection will be necessary. Daly asked if a fire alarm panel will be installed. Thrasher interjected that an intelligent panel is required per code. Wagner said they will have to look into where this will be located. Daly indicated a Knox Box will be required for the commercial portion of the building. The smoke alarms for the residential portion need to be tied in to the building system.

PILARSKI: The Water Reclamation Department is concerned with what is being discharged into the sanitary sewer system. Pilarski asked for confirmation on the uses in the building. Williams and Wagner reiterated there will be one existing commercial use and one residential apartment. Pilarski conveyed he has a number of questions concerning the lower level. Pilarski suggested a site visit to see exactly what is tied into the sump pit. There are also questions concerning the equipment storage room and the elevator.

GESKEY: Geskey is unsure if there is backflow protection in this building. Contacting Shaun Shifflett to schedule an inspection for backflow protection is necessary. Geskey provided contact information for Shifflett. This building has a 1" service line. Installing a second service for the fire protection is required. Contacting Geskey concerning this issue is necessary. Williams indicated they have a bid for fire protection from Ryan Fire Protection. Geskey is unsure if he has been contacted for a flow test. The fire protection contractor will know what size line is needed from the water main. A contractor needs to be hired to install the line.

ON BEHALF OF MATT EVANS: Kent indicated no comments on the project were provided by Evans as there were no issues concerning right-of-way.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention (contact Shaun Shifflett)
- Site Improvement Permit
- State Design Release (already received)
- Building Permit (application already received.)
- Signage/Fencing Permit
- Zoning Clearance
- Site Visit (Ed Pilarski)
- Addressing on doors
- Knox Box
- Fire Department Connection
- State Inspection for Elevator
- All Contractors Registered with City
- Façade Grant
- Fire Safety Grant
- Register Property as a Rental
- Change Cement Board
- Second Water Service for Fire Protection