



MEETING: Site Review Committee
SUBJECT: Gerber Collision Storage Addition
ADDRESS: 1460 West Street
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973
 Jon Daly, Fire Department (219) 462-8325

LOCATION: City Hall
DATE: March 8, 2015

PRESENTERS:

Chad Krooswyck, Chaz's Carpentry
 (219) 808-8412

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 storage addition for Gerber Collision located at 1460 West Street. 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 small addition for a storage area. The original building is a pole barn. This addition will be built in a pole barn fashion. Krooswyck said the floor will be the existing blacktop parking lot. Parts are currently left out in the open in the parking lot. Gerber Collision wants a covered area to protect parts. There will be no utilities going into this addition. The addition is on the northwest corner of the building. Krooswyck said there are step-offs on the north and west ends of the building. Krooswyck intends to stay even with these two step-offs.

STAFF COMMENTS:

PILARSKI: Pilarski asked the proposed addition will go over a sanitary sewer manhole or will it go over a storm water manhole. Krooswyck indicated there is nothing in this area. All utilities should be on the opposite side of the building. Krooswyck said the dig and locates have not been done yet. Pilarski suggested the dig and locates need to be done to ensure that sanitary sewer or storm water is covered. Pilarski asked if chemicals, oils, greases, ethylene glycol, paint, etc. will be stored in this new structure. Krooswyck said this addition will be used strictly to store parts.

DALY: Daly conveyed that we follow the 2014 Indiana Building and Fire Codes. Daly asked if there is an alarm system in the existing building. Krooswyck said there is an alarm system; however, he will need to check to make sure this is a fire alarm system. Daly said if this is a fire alarm system the addition needs to be tied into the alarm. Fire extinguishers are required within 75 feet of travel distance. Daly indicated the exit door may require an emergency light and checking state code is necessary. Storage needs to be 24" from the ceiling. Exits and walkways need to be kept free of obstructions.

KENT: Kent asked if Semento's owns the restaurant and Gerbers. Krooswyck confirmed this ownership. Kent conveyed that Vicki Thrasher, Building Commissioner and Tim Burkman, Engineering Director were unable to attend this meeting. Any comments they may have on this project will be included in the minutes. Kent said this project is in the U.S. 30 Overlay. The maximum lot coverage for the entire development is 75% hard surface. Therefore, 25% of the site needs to be landscaping. This information must be shown on the plans. Kent said it appears there

is adequate landscaping and believes no additional landscaping will be needed for this site. However, if additional improvements are made to the site, additional landscaping may be required. The final plans need to include the gross floor area ratio and the net floor area ratio. The gross floor area ratio is .431 and the net floor ratio is .504. Article 3, Section 3.301 of the Unified Development Ordinance will provide information for calculating the gross and net floor area ratios (<http://www.zoningplus.com/regs/valparaiso/>). Kent mentioned this building predates the Unified Development Ordinance with regard to design standards for the permitted exterior building materials. Brick, stone and simulated stone are permitted on commercially zoned properties. This is currently a non-conforming structure with the exterior materials. Kent said it will be necessary to research the UDO to see if this small addition must comply with the current standards or if it can be wrapped in the same metal siding as the existing structure. If the language in the UDO does not allow the metal siding, a variance through the Board of Zoning Appeals may be necessary to allow for the metal siding as a permitted use on the new structure. Kent asked if the colors will match. Krooswyk said they will match as close as possible. There will no improvements to lighting.

ON BEHALF OF GESKEY: Geskey sent an email stating that since there is no sewer or water on this site, no comments are being presented.

ON BEHALF OF EVANS: Evans has no comments on this project.

ON BEHALF OF THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Zoning Clearance

Variance for Siding (if required)

Emergency Lighting for Exit Door

Gross and Net Floor Area Ratios on Final Plans