



**MEETING: Site Review Committee**  
**SUBJECT: Kent Heating & Air Conditioning**  
**ADDRESS: 906 Roosevelt Road**  
**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
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

**LOCATION: City Hall**  
**DATE: May 24, 2016**

**PRESENTERS:**

Allen Kent, KBK Investments, LLC  
 (219) 464-9181 / [akent@kentheatingandac.com](mailto:akent@kentheatingandac.com)  
 Doug Homeier, McMahon Engineers/Architects  
 (219) 462-7743 / [dfhomeier@mcmgrp-in.com](mailto:dfhomeier@mcmgrp-in.com)  
 Kevin Coros, McMahon Engineers/Architects  
 (219) 462-7743 / [kmcoros@mcmgrp-in.com](mailto:kmcoros@mcmgrp-in.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 new building for Kent Heating and Air Conditioning. 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:** Kent Heating and Air Conditioning is currently located north of this site. The proposed site recently went through a three-lot subdivision process. The new building will be going on Lot 3. There will be a detention pond in back. There is a 42" trunk line along the north side which they will tie into. A First Defense System will be used to remove the suspended solids. There is approximately .79 acres directly east of this property that on the south side of the trunk line goes to the property on the north. This drainage has been incorporated into the drainage calculations. The ponds have been sized so that the entire area can be paved for a parking lot in the future with the exception of a 10 ft. green space on the east, west and south sides. The property will be accessed from the 30 ft. ingress/egress easement along the north side of the property. The landscape berm at the front of the property will be maintained; however, it will be modified slightly on the east side to incorporate the parking lot. Runoff will be piped or sheet-flowed to the proposed drainage pond. There will be a loading dock on the southeast corner. The trash dumpster will also be located at the southeast corner. The existing buildings will be demolished completely. The existing footings or foundation will not be utilized. The sewer and water will be brought in from Roosevelt Road to the southwest corner of the building.

**STAFF COMMENTS:**

**GESKEY:** Geskey indicated the water is fine. Geskey asked if the building will have fire protection. There will be no fire protection. Geskey said because this is a commercial building, installing a backflow preventer will be required. Geskey stated there is a 4" that runs across the road. Contacting the Water Department to setup the 3/4" water line will be necessary. Then the water line can be run from the curb box to the building. The Water Department will adjust the pipe to a 3/4" fitting for the copper and sell them a meter and meter horns at that time. Contact

information was provided. Geskey conveyed that the area shown on Roosevelt Road for the sanitary sewer connection is storm sewer. Geskey said there is no sanitary sewer there. Geskey suggested an on-site meeting. Geskey said the sewage appears to go to Evans Avenue. Kent asked if Kingsridge was originally tapped into the gas station can this building be tapped in with them. He wanted to know how this will work and what responsibility KBK Investments will have as far as costs if a sewer line has to be run to Evans Avenue. Geskey said this will be the worst case scenario. Burkman interjected that the City does not like to have multiple entities connecting to one sewer service. If a problem arises there is always confusion over responsibility and maintenance. Burkman said the City prefers to have each property served individually by its own dedicated service line. This will need further discussion and investigation. Kent asked if KBK will be responsible for the total cost if the sewer line needs to be run to Evans Avenue. Burkman confirmed KBK would be responsible for these costs. Burkman said the sewer line would have to go through the right-of-way and it would be a very long private lateral. Burkman indicated the City does not like to have laterals running up and down the right-of-way because they do not necessarily get located whenever there is a project. Burkman suggested the possibility of obtaining an easement from the adjacent owner. However, it will be necessary to find a route that will get this site to Evans. Burkman believes this information was shared some time ago. Tyler Kent asked if there is anything south of this property. Burkman said there is sewer south for the buildings in front of Kingsridge Warehouses; however, this runs through Milan's parking lot. Geskey said it would have to be run under the railroad tracks. Allen Kent said if sewer must be run to Evans Avenue it will not be financially feasible to continue with this project. Burkman said there may be an option to run a small pressure system to get it to the north. This may be cheaper. Burkman asked if the previous building was ever served with sanitary. Homeier said there was a bathroom in the building and he believes the building was served by sanitary. Geskey said the printout depicts a pump to pump it possibly to the gas station line.

**PILARSKI:** Providing an internal plumbing plan showing access points into the sanitary sewer is necessary. This plan should be sent to Yacoub Aljobeh, Pre-treatment Coordinator.

**DALY:** The City follows the 2014 Building and Fire Codes. The Fire Department conducts annual inspections. The items they look for are addressing on the front of the building, fire extinguishers, exit lighting and emergency lighting. Daly said that since the building is not required to be sprinkled a Knox Box is not mandatory; however, installation of a Knox Box is recommended.

**T. KENT:** This property was recently rezoned to Commercial General (CG). Referring to Article 2, Section 2.406, Loading, Truck Access and Solid Waste Facilities is necessary. There is a provision within the UDO that loading docks be located on the backside of the building. As it is currently proposed, it is not compliant with these standards. Homeier asked if a waiver would be possible. Kent said a variance will be required through the Board of Zoning Appeals. If the variance request is approved, it will be necessary to install a wall along the dock to buffer the trucks being parked. Landscaping will also be required. The final plans need to include the elevations for the dumpster enclosure. The materials for the enclosure will need to be brick with a decorative fence for the gates. Per Article 3, Table 3.301B the total required landscape ratio is .15; gross floor area ratio is .280; net floor area ratio is .329. These calculations need to be included on the plans. The front yard setback is 15 ft.; side yard setback is 8 ft., totaling 16 ft.; rear yard setback is 10 ft. Signage will be calculated at 3 sq. ft. of signage per 1 linear foot of building frontage. This calculation is based on the frontage facing Roosevelt Road. The requirement for parking is 5 spaces per 1,000 sq. ft. of usable floor area. Restrooms and storage areas are not included in the calculation. One handicapped parking space will be required for each 25 parking spaces. One bicycle parking space is required for 10 parking spaces. Referring to Article 9, Section 9.206 regarding bicycle parking is necessary. Per Section 9.501, Exterior Lighting Standards the maximum height for a light pole is 25 ft. Providing a Lighting Plan will be necessary. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. Referring to Article 10, Table

10.301 is recommended. Open space landscaping will require 10 large trees, 15 small trees and 40 shrubs per acre. There is a requirement for landscaping within the parking lot of 1 large tree per 8 parking spaces and 1 small shrub per 4 parking spaces. Kent said there is a requirement for a buffer yard between the commercial general property and the industrial property to the east. The final plans will need to show building elevations. Referring to Article 11, Section 11.500 for non-residential design standards as it relates to a Commercial General zoned building is necessary.

**THRASHER:** Thrasher is aware that Kent Heating and Air Conditioning is currently located at 906 Roosevelt Road. Thrasher asked if the buildings at this address will be demolished. Allen Kent said that to the best of his knowledge these buildings will be demolished. Thrasher indicated the correct address for the new location will be 900 Roosevelt Road. Demolition permits will be required for the buildings at 906 Roosevelt Road and for any buildings being demolished at 900 Roosevelt Road. A State Construction Design Release will be required prior to issuance of any permits. A restroom will be required. All contractors working on the project must be registered with the City. A permit will be required for signage.

**BURKMAN:** Burkman asked if the plat has been recorded. Homeier said it has been recorded. Burkman asked that a copy of the recorded plat be emailed to him. Burkman indicated that Catch Basin #4 which is located in the truck loading dock needs to be a sumped-structure with a snout. This will keep any greases and oils from parked trucks getting into the storm sewer system. A Site Permit and Rule 5 Permit will be required.

**MCALPINE:** The proposed storm sewer line extends under the southeast footprint of the building and should be relocated. The proposed grass area on the east half of Lot 3 has for years served as a gravel farm co-op and later as a junk yard. The top layer of the compacted gravel should be excavated in this area in order to count this area as a pervious grass area in the calculations. The proposed pond needs one foot of freeboard above the high water level. A sanitary sewer cleanout needs to be added on the sewer lateral five feet outside the building. Concrete pipe is recommended for all segments located under paved areas. It will be necessary to provide flow calculations to demonstrate pipe segments can handle a 10-year storm. Submitting a grading plan for the open grassy area on the east half of Lot 3 is necessary. Detail for the storm water quality unit needs to be provided. McAlpine wants to know the flow rate the proposed storm water quality unit is sized to handle. McAlpine would like the proposed storm sewer structure shifted outside of the drainage easement. McAlpine said it appears the finished floor elevation is set a little low and feels it should read 802.5. Homeier suggested further discussions concerning the drainage calculations.

**EVANS:** Evans asked if road closures will be required during the demolition. No road closures are being anticipated. There will be no restrictions to traffic flow. Evans asked if curb and sidewalk are being removed. Homeier said sidewalk and curbs will not be affected. Evans presented no further comments.

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

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Sanitary Sewer

Internal Plumbing Plan

Site Meeting (Geskey, Burkman and Water Department Staff)

Include Density Calculations on the Final Plans

Lighting Plan

Demolition Permits

All Contractors Must Be Registered With The City

Grading Plan for Grassy Area on East Half of Lot 3

Detail for Storm Water Quality Unit

Knox Box

Sanitary Sewer Cleanout