



MEETING: Site Review Committee
SUBJECT: Valparaiso Family YMCA
ADDRESS: 1201 Cumberland Crossing Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: June 28, 2016

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 |
| Brent Dickson, Public Works Director | (219) 462-4612 |
| Media | |

PRESENTERS:

Brien Delich, Tonn & Blank Construction LLC
 (219) 878-6246 / brien.delich@tonnandblank.com
 Aimee Purcell, Tonn & Blank Construction LLC
 (219) 878-6215 / aimee.purcell@tonnandblank.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 addition/remodel for the Valparaiso Family YMCA located at 1201 Cumberland Crossing 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 will include an area for personalized training, yoga studio and conference room space. It will go in the area originally proposed for the racquetball courts. This will be a two-story addition with pre-cast walls. The walls on the second floor will be drywall partitions. There is an issue with the bathrooms in the existing building. The YMCA wants to enlarge these bathrooms.

STAFF COMMENTS:

BURKMAN: Burkman conveyed this is a particularly sensitive area concerning erosion. It is right next to a pond. The road needs to be kept free and clear of as much sediment as possible. The pond drains north ultimately to Flint Lake. This is a very sensitive area. Burkman said the concrete washout needs to be off the road and not into a storm outlet. Delich said Smith Ready Mix has self-contained units so this should not be a problem. Delich mentioned the curb, for the most part, will stay intact along with the asphalt and will serve as an erosion barrier as well. A Site Permit for local erosion control is required.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly asked if the sprinkler and fire alarm systems will be tied into the new addition. Purcell confirmed this. The addition should be zoned the same as the existing building. Ensuring there are enough horn strobes for notification purposes is necessary. Emergency lights, exit lights and fire extinguishers must meet code. Daly said the life safety plan is acceptable. Doors need to be either numbered or lettered.

THRASHER: A State Construction Design Release is required prior to issuance of the Building Permit. Delich indicated they do have the architectural and structural design release from the State. All contractors working on the project must be registered with the City. Delich mentioned

that a list of subs has been provided to the Building Department., but has not heard if there is any contractor, besides Paul's, who is not registered. Thrasher said she will have Lori Pattermann check on this and contact Delich. New signage will require a permit. Thrasher requested the Building Permit be submitted as one package rather than having the MEP's submitting for their portion.

KENT: Submittal of a landscape plan is required. Delich said there will not be any landscaping. It is all hard surface. A Zoning Clearance is required as part of the Building Permit process. Kent mentioned these parcels are unique. A year and a half ago there was discussion with Attorney Schmaltz concerning the requirement for a minor subdivision so that the YMCA is not divided between two properties. This needs to be cleaned up as soon as possible; however this will not hold up the permit.

DICKSON: Since there is no impact to roads or sidewalks, Dickson presented no comments on this project.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer system. Submitting an internal plumbing plan for level one and the mezzanine is necessary and should be sent to Yacoub Aljobeh for review. Delich said they are just starting to get the electrical and HVAC drawings. As soon as they receive the plumbing plans, he will submit them for review.

GESKEY: Geskey is aware that they are not tying in any new sanitary sewer main. There will be no new service for water. Geskey presented no other comments from Utilities.

ISSUES TO BE RESOLVED:

Erosion Control Plan

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

Internal Plumbing Plan (Level One and Mezzanine)

Minor Subdivision

Number Doors

All Contractors Must Be Registered with the City