



MEETING: Site Review Committee
SUBJECT: Strack & Van Til
ADDRESS: 2168 U.S. Hwy 30
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
Jon Daly, Fire Department	(219) 462-8325
Brent Dickson, Public Works Dept.	(219) 462-4612

LOCATION: City Hall
DATE: July 26, 2016

PRESENTERS:

Joe Linder, Osman Construction Corp.
(847) 593-2700/ linder@osmanconstruction.com
Mike Wallis, Osman Construction Corp.
(847) 593-2700/mike.wallis@osmanconstruction.com
Jim Stokes, Osman Construction Corp.
(847) 508-5774/stokes@osmanconstruction.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 remodel to the existing Strack & Van Til Store located at 2168 U.S. Hwy 30. 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: There will be a front vestibule addition. There will be footings and foundation in this area. Minor landscaping will be added. The extent of the site work will include some striping, painting and a new asphalt drive leading to the compactor area. They will also be repairing some fencing. Insulation will be added. Departments will be moved within the building. Generally, this will be an overall interior renovation. Different finishes will be used and flooring will be replaced. New refrigerated cases will be installed throughout the store. Cashier equipment will be replaced. Interior signage will be updated. Wallis indicated they would like to start the project by August 1 with completion before the holidays.

STAFF COMMENTS:

BURKMAN: Burkman indicated his comments will mainly be for the owner. Burkman provided documentation from the Unified Development Ordinance concerning the requirement for a right-of-way dedication when permits are pulled on a property. West Street is the road in front of Strack's. To the east and west there is a dedicated 40 ft. right-of-way; however, in front of Strack's the property line comes to and through this frontage road. It will be necessary for the owners to have someone prepare this Dedication of Right-of-Way. The Dedication will have to be executed by the owners or their representative and submitted to the City prior to permits being issued. Burkman provided an example showing the correct language for this dedication. Burkman requested that a draft be submitted to Engineering to ensure everything is correct before it is executed by the owners. The UDO documentation also mentions frontage improvements. Burkman requested submission of a Sidewalk Waiver. The Sidewalk Waiver states that nothing has to be done at this time; however, at any point in the future that the City requests it, a sidewalk may have to be installed along the frontage. This is consistent with some of the properties to the east and west. A

Site Permit will be required. Burkman asked where the fence repair is being done. Wallis indicated the fence repair will be done on the east side. Burkman conveyed that Coolwood Drive is the road that turns into Strack's parking lot along the west side of the building. This is not currently a City street. There have been past discussions with the owners and Valparaiso Public Works Department about this becoming a City street. People use this road to get to Strack's and to U.S. 30. Burkman conveyed that he spoke to the Public Works Director, Matt Evans, concerning this road. Evans said that the trucks making deliveries are rutting this road and it is in very poor condition. Evans suggested that perhaps improvements to this road may be considered as part of any work that is being done. If the road is brought up to City standards, then the City may consider accepting it as a dedicated public street.. Burkman requested the owners be made aware of this suggestion; however, it does not necessarily have to be tied into this project. What the City is saying is if the owners want the City to take over this road, they have to bring the street up to City Standards.

THRASHER: A State Construction Design Release will be required prior to issuance of the Building Permit. Providing a complete list of contractors working on this project is necessary. All contractors must be registered with the City. A separate permit will be required for any new signage.

KENT: The allowable amount of signage is 3 sq. ft. of signage for each linear foot of building frontage facing U.S. 30. It appears one new sign is being proposed. Providing the amount of existing signage and the amount of proposed signage is required. Kent asked about materials being used for the exterior of the building for the new vestibule. Wallis indicated it is EIFS, but no new EIFS is being added. Stokes said it is under an existing canopy and they are just adding a foundation for the glazing and new doors. Kent conveyed that if new EIFS is added, it must be 12 ft. from the ground before it can be utilized. Bicycle parking is required for the site. The maximum number of bicycle parking spaces is 10. The bicycle rack must be located within 50 ft. of the store entrance. Article 9, Section 9.206 of the UDO includes the standards for bicycle parking. There will be no new lighting on the site. Kent asked if the compactor is new or existing. Wallis indicated it is an existing compactor. Providing a Landscape Plan for the site showing the proposed plant material is necessary. Since this project is located within the U.S. 30 Overlay, there is a requirement for landscaping along West Street. A Zoning Clearance is required as part of the Building Permit submittal. Kent asked if the dumpsters located in the parking lot will remain. Wallis is unsure. He indicated the manager mentioned he wants to have them removed. Kent conveyed if the dumpster remain on the site, it will be necessary to provide a permanent enclosure around them. Some type of brick material must be used and the dumpster will need decorative gates at the front. EIFS cannot be used.

DALY: Daly mentioned the City follows the 2014 Indiana Building and Fire Codes. Daly asked if there will be any changes to the aisles. Linder said they will be shifted a bit and some will be shortened. They will not be directional changes. Daly conveyed that aisle widths must meet code. Wallis said the project will be phased. Daly recommended that contractors and employees be made aware of any temporary aisle closings. There will be no temporary closing of exit doors or exit corridors. Daly asked if the fire alarm will be in operation. Wallis confirmed that the fire alarm will be operational. The sprinkler heads will be adjusted in phases. Linder said the system will never be down when the contractors are not working. The system will always be back up before the contractors leave the site. Providing addressing on the building is necessary. Fire extinguishers must meet code. Daly indicated that the keys for new doors must be added to the Knox Box.

DICKSON: Dickson said Public Works would like Coolwood Drive brought up to City specifications. Dickson provided a photo from Beacon showing the ruts made by the trucks. Wallis requested a copy of the City specifications be emailed to him.

ON BEHALF OF GESKEY: The water service and backflow prevention already exist. No further

comments were provided.

PILARSKI: Sewer service already exists. Pilarski said the Water Reclamation Department wants to know what is being discharged into the sanitary sewer. Sheet P1.1B shows changes. The Municipal Code requires a 1,000 gallon oil and grease interceptor. One of the oil and grease interceptors takes in the meat cut and wrap area, the fish cooler, the fish prep room and a couple of bakery areas. However, the size for this interceptor is not shown. This information needs to be shown on the plan. Pilarski mentioned another interceptor that serves the deli area and appears to be a 125 gallon unit. The sizing is acceptable; however, the information needs to be shown on the plan. Pilarski said there is another grease interceptor in the chicken cooler area. Pilarski is not sure if this is inside or outside. This needs to be defined. The plan also shows a grease line. Pilarski is unsure where this line goes. Linder indicated the grease lines are existing and they are simply adding into these grease lines.

ISSUES TO BE RESOLVED:

Landscaping Plan (for the site and along West Street)

Right-of-Way

Sidewalk Waiver

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

All Contractors Must Be Registered With The City

Zoning Clearance

Bicycle Parking

Dumpster Enclosure (if dumpsters on site will remain)

Address on Building

Revise Sheet P1.1B – Need to show grease trap sizes (submit to Yacoub Aljobeh)