



**MEETING: Site Review Committee**  
**SUBJECT: Alliance LLC Warehouse Addition**  
**ADDRESS: 1450 Clark Drive**  
**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
Media	

**LOCATION: City Hall**  
**DATE: August 16, 2016**

**PRESENTERS:**

Dan Cosentino, Morton Buildings  
(219) 733-2562 / [dan.cosentino@mortonbuildings.com](mailto:dan.cosentino@mortonbuildings.com)  
Dan Vukovich, Alliance LLC  
(219) 548-3799 / [Dan@Allinaceorg.com](mailto:Dan@Allinaceorg.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 warehouse addition to the existing building located at 1450 Clark 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:** The existing office and warehouse building were built in 2011. The business has expanded and there is a requirement to add a 60' x 80' warehouse addition at the back of the existing building. There will be no plumbing in this addition. The original site plan was done by the Duneland Group. Vukovich owns the surrounding lots. Vukovich stated the new facility will be for testing and storage. Military and municipal vehicles will be transitioning from diesel fuel to electric to cut down on emissions. United Technologies Aerospace and British Aerospace have joined together to build the electric engines. United Technologies awarded Alliance LLC a contract to build the electric rotors. The rotors will be assembled in Mexico and integration testing will be done in this new warehouse building. Kent asked about the processes taking place in the existing building. Vukovich said warehousing and testing are done in the existing building. The testing is not as detailed as the testing in the new building will be.

**STAFF COMMENTS:**

**BURKMAN:** Burkman conveyed that showing the erosion control measures on the plans is required. Providing a sidewalk waiver which includes the appropriate legal description is necessary. The waiver indicates that sidewalks are not required at this time; however, if at any time in the future the City does require sidewalks the owner will be obligated to install them along the property frontage. A template for this waiver was provided. Submittal of a Site Permit is required. Cosentino mentioned that plans are being sent down state for review. Cosentino asked if site work could be started without the Construction Design Release once the Site Permit was submitted. Thrasher asked if a foundation release has been requested. A Foundation Release Permit from the Building Department will allow them to get the Site Permit and start working on the

foundation at the same time until the full release is received from the State. Burkman stated that as long as Engineering has the site plan showing the erosion control measures, grading that will be done and the Sidewalk Waiver a Site Permit can be issued.

**PILARSKI:** This site currently has water and sewer services. The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Providing an Internal Plumbing Plan for the existing building and new building showing the various water usages and discharge points from the building into the service line will be necessary. Cosentino mentioned there is no plumbing in the new building. The Internal Plumbing Plan will verify what is discharging into the sanitary sewer. Pilarski conveyed that the Internal Plumbing Plan needs to be sent to Yacoub Aljohbeh for review. At this point, this building will not be an industrial user; however, this might change if hard manufacturing is done. If facilities were expanded to include manufacturing, the discharges from the facility will be required to meet Chapter 52 of the City of Valparaiso Code of Ordinances. Pilarski said he has no problem with this being a testing and storage facility.

**THRASHER:** A State Construction Design Release is required prior to issuance of the Building Permit. If they want the Foundation Release Permit ahead of time it will be necessary to contact Thrasher concerning this issue. All contractors working on the project must be registered with the City before any permits can be issued. Any signage will require a permit.

**KENT:** Kent asked if the intent is to have the building materials for the new building match those of the existing building. Vukovich stated colors will match. Kent asked about bringing the brick material along the new addition on the backside of the building since it is considered a building frontage along Clark Drive. Cosentino said during a phone conversation, Kent indicated that this would not be necessary. Kent stated that at that time he was not aware that the addition faced Clark Drive and therefore, the stone should continue along the front façade that faces Clark Drive. Vukovich indicated the building is set back from the road. Kent said adding the stone will need to be accomplished to match that of the existing building. Vukovich said they had a very difficult time finding stone to match what they had and it was necessary to go all the way to Arizona. This stone was made specifically for Alliance. Vukovich asked if anything else could be used. Kent said they could use brick. Vukovich feels this would not look very good. Vukovich said future plans are to add on another building. If they put stone along the side of the new warehouse, it will have to be removed for the next building addition. Kent said this can be discussed further and requested Vukovich contact him on Thursday. Submitting a Landscape Plan is required. Kent asked if this property has been rezoned. Vukovich confirmed the property rezoning. Kent mentioned he will research the file to confirm this rezoning. This is the reason Kent questioned the warehouse use which is not a permitted use in the Commercial General Zoning District. Vukovich asked if there will be any major issues with adding another building that will follow the cul-de-sac. Kent said it will be necessary to take a look at the overall area to see if it was rezoned or if the rezoning affected only this lot. The requirement for parking is 1 space per 1,000 sq. ft. of usable floor area for the warehouse use. It appears an additional seven (7) spaces will be required as 1-1/2 spaces are required for the dock area for the new building. Vukovich said a dock is not associated with the new building. Kent said since there is no dock for the new building the 1.5 spaces is not required. The parking requirement is simply 1 space per 1,000 sq. ft. of usable floor area. Vukovich said he is unsure where additional parking can be placed. Kent requested the total square footage of the existing building as well as the total square footage of the new building. Office space needs to be separated from warehouse space. Restrooms and storage areas should be included in the square footages. Vukovich said they may be able to make accommodations for the parking in front of the new building. Kent said this can be discussed further.

**DALY:** Daly mentioned the City follows the 2014 Indiana Building and Fire Codes. Emergency lighting, exit lighting and emergency doors must meet code. There must be an emergency light outside of exit doors. Fire extinguishers must meet code. The electrical panels must be labeled and open spaces and blocking are prohibited. Vukovich indicated there will be a fire alarm but no

sprinkler system. Daly indicated that a Knox box is not required; however, it is recommended. Daly asked if water could cause any type of reaction with anything being stored. Vukovich indicated that everything is metal. Daly asked if there will be access to the overhead door. Vukovich said it will be a grassy area with a 2 ft. apron. The only thing that will be kept there is the tractor used for moving purposes.

**MCALPINE:** McAlpine will make a site visit to look at the existing building. He wants to confirm that the drain tiles and structures shown on the site plan are installed. He also wants to see how the proposed addition will direct the storm water to the detention pond for the subdivision. Submitting the site plan with grades, floor elevation, the proposed downspouts and drain tiles is necessary. The downspouts should drain into the storm system. McAlpine suggested they create a swale rather than burying a pipe. It will be much cheaper.

**GESKEY:** Geskey asked if changes will be made to the water or sanitary sewer. Vukovich said no changes are being considered. Geskey presented no comments.

**ISSUES TO BE RESOLVED:**

Landscaping Plan

Erosion Control Plan

Sidewalk Waiver

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Internal Plumbing Plan

Zoning Clearance

Provide Square Footages for Existing Building and New Building

Knox Box (not required, but recommended)