



**MEETING: Site Review Committee**  
**SUBJECT Menards Warehouse & Lumberyard**  
**ADDRESS: 351 Silhavy Road**  
**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Taylor Wegrzyn, Planning Dept.	(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: October 4 2016**

**PRESENTERS:**

Kevin Coros, McMahon Engineers/Architects  
 (219) 462-7743 / [kmcoros@mcmgrp-in.com](mailto:kmcoros@mcmgrp-in.com)  
 Doug Homeier, McMahon Engineer/Architects  
 (219) 462-7743 / [dthomeier@mcmgrp-in.com](mailto:dthomeier@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 warehouse and lumberyard expansion for Menards located at 351 Silhavy Road. Wegrzyn 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 covers improvements for Menards. At the south and southwest corner they will straighten out the angled area and will install new underground drainage. The pond that is currently being used will be removed. At the northeast corner they will change the entrance into the lumberyard area. This area will require some storm water maneuvering. The area just south of the proposed building will be new pavement added to the lumberyard area. Parking will be reworked. The building on the south side will be expanded. Homeier indicated that they have met with Adam McAlpine concerning drainage on the southwest corner.

**STAFF COMMENTS:**

**MCALPINE:** McAlpine indicated that his general approach to the drainage will be if storage volume is removed, it will be necessary to replace the removed volume. The second analysis needs to be what additional hard surface is being created and what additional storage volume adds to the ponds. McAlpine said Engineering most likely has the drainage calculations for the area and will provide the calculations to McMahon. McAlpine asked for the total size of all the improvements. Coros said he does not know at this point. McAlpine conveyed that if the improvements are over an acre it will be a Rule 5 site and a local erosion control permit will be required. McAlpine said it appears there will be a retaining wall at the northeast pond. Coros said this will actually end up being an extension of their side shelves along the entire perimeter. Providing calculations for the wall and tie-backs and how it is shown on the plans will be necessary. There is a lot of erosion along Knode Creek/Smith Ditch. McAlpine would like to look at the pipe that drains Menards and goes out into the ditch. There might be a need to do some

stabilization work in that area. McAlpine suggested showing the increases for the volume being added may help with their variance request for more lot coverage at the Board of Zoning Appeals..

**BURKMAN:** Drainage calculations are probably the most critical element of the project. A more definitive site plan will be required. There is a 30 ft. right-of-way dedication requirement along Silhavy. In looking at the GIS, it appears the property runs to the center line of the road. If this is accurate, the 30 ft. right-of-way dedication will be required. A Site Permit will also be required. Burkman suggested they look at the entrances and exits, especially the one at the light, to see if there is anything they can do to alleviate the dips. Burkman said he continues to receive comments about these entrances.

**THRASHER:** Thrasher asked if new buildings are being proposed. After discussion, Homeier said the building will be extended to provide additional storage and a second drive-thru to match what is existing will also be added. Thrasher said this may require a State Construction Design Release before a Building Permit can be issued. It appears that pavement is being expanded to the west where the existing retaining wall is located. How close is the retaining wall to the area? Coros said it is directly at the back of the sidewalk. Providing details concerning this area as part of the permit submittal package will be required.

**WEGRZYN ON BEHALF OF KENT:** In 2001 the BZA approved a use variance to allow for commercial retail on the site for Menards. Development Standard Variances were approved for fence height; lot coverage (the lot coverage being 75% to allow for 77%); a reduction in parking from the required 690 spaces to 418 spaces. Showing the lot coverage percentages on the final plans will be necessary. The lot coverage must be 77%. Homeier asked if seeking another variance for lot coverage will be allowed. Wegrzyn said if they want to apply for a variance they can; however, the decision granting another variance for lot coverage will be entirely up to the Board. Coros asked if there was any way to get a more definitive answer. Wegrzyn reiterated that the Board of Zoning Appeals will have to review the request and make the decision. Wegrzyn suggested they look at the site to see if there is any way to reduce coverage.. If there are more than 418 spaces they may gain some space by eliminating the unnecessary spaces. If the dimensions of the drive aisles are wider than necessary, maybe parking lot islands could be installed to provide green space. Kent can be contacted with questions about options. Wegrzyn mentioned that there were contingencies attached to the variances. One of the contingencies was that the 25 ft. tree line on the south side was to be maintained. These trees cannot be removed. Another contingency was that no outdoor speaker system would be allowed. Landscaping was required along the fence area. If the fencing on the southwest corner is extended the landscaping will have to be extended as well.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. Is the expansion on the southwest corner for pavement only? Coros confirmed it will be a pavement expansion. Daly asked about the underground storage area. Coros said this will be storm water storage. The expansion of the building will go back into the high-storage category. The yard entrance will be configured the same as the existing.

**EVANS:** Public Works has no comments concerning this project.

**PILARSKI:** Will the internal plumbing or sanitary sewer main be accessed for the proposed building? Coros said this is just an extension of the covered storage and they will not be accessing internal plumbing or the sanitary sewer. Pilarski asked if chemicals or liquid products will be stored in the outdoor storage area. Coros said he does not believe they store any of these types of materials on the outside; however, because of where McMahan is in this project Coros cannot guarantee this.

**GESKEY:** Geskey indicated there is a water line that runs around the back. Geskey provided an illustration of what if there and a documented easement for the area. The fire hydrant at the back will need to be extended. The guard shack at the front cannot be built on top of the water main; therefore, the guard shack may have to be moved slightly. Geskey is assuming the dry sprinkler

system will be extended to the proposed storage addition. Geskey will need to be contacted if new flow calculations are needed. Contact information was provided.

**ISSUES TO BE RESOLVED:**

Erosion Control Plan

Rule 5 Permit (if improvements are over an acre)

Right-of-Way Dedication (if it does not exist)

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance