



**MEETING: Site Review Committee**

**LOCATION: City Hall**

**SUBJECT: MAAC Fire Training Facility Phase 2**      **DATE: March 2, 2017**

**ADDRESS: 4203 Montdale Drive**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

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

**PRESENTERS:**

Terry Larson, Larson-Danielson Construction Co.  
 (219) 575-6024 / [tal@ldconstruction.com](mailto:tal@ldconstruction.com)  
 Robin Witte, Larson-Danielson Construction Co.  
 (219) 575-6084 / [rew@ldconstruction.com](mailto:rew@ldconstruction.com)  
 Ward Bennett, MAAC  
 (219) 548-1052 / [ward.barnett@tft.com](mailto:ward.barnett@tft.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 addition of offices and training rooms for the Fire Training Facility. 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 is for an additional to the fire training facility. The building will include office space, storage and training classrooms. There will be a movable partition. Parking will be provided at the front with access to the training field in the back. The access to the parking lot will off the drive in front of the Amicus building.

**STAFF COMMENTS:**

**EVANS:** Evans said it appears the public rights-of-way will not be impacted. No further comments were provided.

**MCALPINE:** McAlpine asked if the MOU (Memo of Understanding) between the City and Stu McMillan has been established. Burkman indicated that the MOU has been established. McAlpine asked if the MOU outlines anything pertaining to Engineering. Burkman said the MOU refers to the pond being used for drafting purposes. Burkman asked if the pond has been installed. Barnett indicated the pond will be part of the next phase and will take place over the next couple of months. Barnett mentioned the pond will be expanded. Burkman is aware the site drains to the northeast corner and asked if a depression already exists. Barnett confirmed this and mentioned there is concrete lined pipe that runs up to main outfall near the NIPSCO fence. Burkman asked where the pond in the northeast corner outlets. Barnett conveyed it outlets to the south. Burkman said there is a ditch along the east property line. Barnett said it is part of the drainage ditch that drains around and into the NIPSCO property and goes all the way around to 325. McAlpine asked if there are any proposed changes to the ditch line or the pond. Barnett stated the ditch line is part of an easement and there are no plans for changing the ditch line; however, the depth and storage capability of the pond will be increased. McAlpine asked if the plans show all of this at the pond. Witte interjected that the pond has not been finalized; however, the plans do show the location of the pond. The site review today is primarily concerned with the building addition. McAlpine asked

if the building will be built over existing rock. Witte confirmed this. McAlpine said there will be no net increase in runoff. At full build-out, McAlpine said he does not have a full grasp of what the expectations of the applicant are because he is unsure of what has been outlined in the MOU. Barnett interjected that he would be happy to have everyone walk the site. McAlpine conveyed that he has been to the site. With the MOU, he is unsure if the City standards apply or do not apply. If the project exceeded one acre in size, then the applicant would be required to size the pond for a given release rate; however, McAlpine said with the MOU he is unsure if the City can enforce this. McAlpine said after review of the MOU, the last sentence of No. 3 in Section 4 reads: MAAC is not required to provide certified drainage calculations or additional drainage requirements other than those that currently exist. McAlpine is aware a pond already exists in front of Task Force Tips. There is a lot of sand in this area. If they want a permanent pool, it may be necessary to install a liner. Barnett said the only thing there is silt that has built up on the rocks. The intake in the back corner was plugged, but all of this has been cleared. They found rock below this. Barnett said since they cleaned it out it flows now. The ditch was also cleared of several blockages and now it flows cleanly all the way through. Barnett said the ditch will remain a rock lined ditch. Burkman said the MOU needs to be reviewed. McAlpine said he has no comments at this time.

**BURKMAN:** Burkman is aware there is a new paved parking lot on the southeast corner. The plans also show 30 gravel spaces off the south side of the access road. Burkman said the MOU does reference the entire site: "four acres of stone and suitable for not only cars but also heavy vehicles." However, the MOU does not include anything about paving requirements. Burkman feels the UDO would govern. The UDO states that parking areas must be paved. Gravel spaces are not allowed. Witte said the 45 spaces meet the UDO requirement, and the additional gravel parking is just for an overflow. Burkman said there is not a distinction between having to pave only the spaces required. If there is an area to be used for parking it has to be paved with either concrete or asphalt. The grading plan for the new parking lot shows it draining to the swale to the east. Burkman said earlier comments indicate the water flows south over to the NIPSCO property. Burkman asked if there is an easy way to get the water back to the pond so a direct release is not being sent to the neighboring property. Barnett indicated on the plans this drainage pattern. Witte said they are not changing the direction of the sheet drainage. It is still going to the same location. Burkman conveyed that he and McAlpine will review the MOU to make sure they agree with it. There may be other questions and comments concerning drainage. Burkman mentioned that he has questions concerning the detention basin in the northeast corner. Witte reiterated the detention pond is not part of this site review. The detention basin will be a separate project. Burkman said a Site Permit will be required. Larson asked if there is a time frame on the extension of the road. Burkman said a copy of the dedication for the right-of-way has been received. We are still waiting on the original from NIPSCO. The City does not have a timeline for the road extension and no funding has been committed at this time. Details are still being worked out to get over to 325. Burkman commented that it is very unlikely to happen this year. Larson asked about landscaping. Burkman said there is a section in the MOU under Site Development, Item 2 that states when the road south of the land is extended by the City or another entity MAAC shall plant a row of trees along the southern border of the storage building within one growing season. The City Planner shall approve the site plan and the modified landscaping plan. No additional landscaping requirements will be necessary. Burkman suggested they speak to Kent about landscaping.

**ON BEHALF OF KENT:** Referring to Table 3.505 of the Unified Development Ordinance for appropriate setbacks will be necessary. The use of pre-fab metal siding as a predominant building material, except on industrial buildings on walls that do not face rights-of-way is prohibited. Referring to Section 11.507 of the UDO for permitted building materials is necessary. Kent suggested contacting Kyle Kuebler, Porter County Airport Director to discuss the project and obtain the appropriate FAA forms and permits. Barnett mentioned they already have FAA clearances. A Zoning Clearance will be required.

**THRASHER:** A State of Indiana Construction Design Release will be required prior to the issuance of a Building Permit. Any new signage will require a permit. All contractors working on the project must be registered with City.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. Horn strobes will be required in the bathrooms and one horn strobe will be required in the public space. Daly requested the installation of a horn strobe at the Fire Department Connection. A sign will be required for the mechanical room door and sprinkler room door. The appropriate address will need to be at the front door. Daly said the Knox Box for the new addition can be the flush mount style on the building or it can be installed behind a column. The Knox Box will need to be mounted about 5 ft. to center. Daly indicated an occupant load sign will not be required. Daly asked if the fire alarm panel will be addressable. The fire alarm panel will be addressable.

**PILARSKI:** The Water Reclamation Department is concerned with what is being discharged into the sanitary sewer. The new building addition will be discharging only sanitary waste waters from restrooms. The kitchen appears to be a warming kitchen. Pilarski said their focus is more on the existing building. Submittal of an internal plumbing plan for the existing building that connects the trenches into the sanitary sewer system will be necessary. Pilarski asked about the training apparatus bays and the training bays. Barnett said a separator is installed. Pilarski conveyed a site visit for the existing building is necessary. Pilarski said they will need to contact Yacoub Aljobeh, Pretreatment Coordinator. Contact information was provided.

**GESKEY:** Geskey said they are finished with the water and sewer underground. Everything appears to be good. Geskey provided no further comments.

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

Erosion Control Plan

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

All Contractors Must Be Registered With The City

Zoning Clearance

Internal Plumbing Plan – Existing Building

Site Visit – Existing Building – Water Reclamation Department

Signs for the Mechanical and Sprinkle Room Doors

Addressing at Front Door