



MEETING: Site Review Committee
SUBJECT: Valparaiso Animal Hospital R&A
ADDRESS: 815 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 11, 2017

IN ATTENDANCE:

Tim Burkman, Engineering Director (219) 462-1161
tburkman@valpo.us
 Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973
epilarski@valpo.us
 Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
 Jon Daly, Fire Department (219) 462-8325
jdaly@valpo.us
 Matt Evans, Public Works Director (219) 462-4612
mevans@valpo.us
 Media

PRESENTERS:

Steve DeBold, Chester, Inc.
 (219) 465-7555 / sdebold@chesterinc.com
 Laura Small, Chester, Inc.
 (219) 465-7555 / lsmall@chesterinc.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 Valparaiso Animal Hospital R & A to be located at 815 Calumet Avenue. Burkman 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: DeBold mentioned he had met with Tim Burkman, Tyler Kent and Adam McAlpine concerning this project in January. The location is the old Bargain Barn building. The Bargain Barn is moving out and the Valparaiso Animal Hospital is moving into the location. The Valparaiso Animal Hospital will fill the front portion of the building. Approximately 6,200 sq. ft. will be remodeled. A vestibule will be added to the main entrance for the hospital. There will be a new entryway. The new entrance will be approximately 83 sq. ft. Nothing will be done to the remaining portion of the building and there will not be a tenant in this portion. Per Sheet C1 they will use the existing entryway and utilize the existing parking lot. There is currently an entry drive that extends to Franklin Street. Directly in front of this project, some of the asphalt will be cut away. New sidewalks and curbs will be installed. Landscaping areas will be created in front of the remodeled portion of the building. The existing parking lot will be power-washed, seal-coated and restriped. The new vestibule addition will have cultured stone accents. The side of the building facing Calumet has a cultured stone façade and they intend to carry this around to the south side. The existing water and sanitary coming into the building will be used. The existing utilities will be vacated and they will dig out new connections for different locations in the building. Small conveyed that everything will be handicapped accessible. Small said inside the building, the existing slab is much lower than the existing grades outside. The slab will be raised 10-12 inches with stone and then a new slab will be installed.

STAFF COMMENTS:

EVANS: This project does not appear to impact the public rights-of-way. Evans said the sidewalk is new. Evans presented to further comments on the project.

MCALPINE: McAlpine said there are no drainage requirements that will kick-in for this project. Nothing being proposed requires anything new. McAlpine presented no further comments on the project.

BURKMAN: Burkman asked for an explanation for the “hatched” area shown on the plans. DeBold said this depicts the unloading/receiving area. DeBold said this area will be paved. Burkman asked what the “heavy black line” along Calumet depicts. DeBold stated it is the existing right-of-way line. Burkman asked if there is documentation showing this. DeBold indicated he has a plat that was done by Torrenga. Burkman requested a copy of this plat for the Engineering records. Burkman conveyed Calumet Avenue requires a 40-ft. right-of way and the building is within this. Burkman said if what is shown is in existence, this will satisfy our requirements. A Site Permit is required.

ON BEHALF OF THRASHER: A Construction Design Release from the Indiana Department of Homeland Security is required prior to issuance of permits. A Building Permit is required. Providing a list of contractors working on the project will be necessary. All contractors must be registered with the City of Valparaiso prior to issuance of permits. A Sign Permit will be required.

ON BEHALF OF KENT: This property is zoned CG, Commercial General. Per Section 2.536, a Veterinary Clinic is a Limited Use within the Commercial General District and subject to the following provisions: a) No livestock or large animal veterinary clinics are permitted; b) The use is conducted within a fully enclosed building, which is to be designed with noise resistant materials. The minimum floor area shall be 2,000 sq. ft. in a shopping center, or 4,000 sq. ft. for free-standing buildings. Plans and specifications for noise reduction materials shall be approved by the City through the site plan approval process. Kennels may be co-located with veterinarian uses, but shall be permitted separately according to the applicable standards of the UDO as if they were free-standing uses. The signage calculation is 3 sq. ft. of signage per one linear foot of building frontage facing a City right-of-way. In this case, the building frontage facing Calumet Avenue is to be used to calculate signage for all tenants within the building. The landscaping plan will be reviewed by the City Horticulturalist to ensure that plant material meets the standards of Appendix B of the UDO.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly requested that the appropriate addressing be on the front door or the sign. Emergency lights, exit signs and fire extinguishers must meet code. Thumb locks are not permitted on any exit doors. Doors should be key-locked or have panic bars. There are no plans for sprinklers or a fire alarm. Daly asked if animals will be housed overnight. DeBold said the only time an animal may be kept overnight would be for surgery purposes. Although not required, Daly recommended a Knox Box be installed. No existing hydrants will be moved. The Fire Department will conduct annual fire inspections.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. This project has quite a few different areas. Pilarski mentioned that on Page 1, C-1, Parcel 1 there is existing debris that is to be removed. Pilarski asked for an explanation concerning this debris. DeBold said this is a collection of different items, i.e. cement blocks. Pilarski asked if stone will be put down for additional parking. DeBold said not at this time, there is more than adequate parking. Pilarski said on P-1.1 shows a floor drain for future use. Pilarski suggested a bronze cap be put on top of this floor drain instead of a grate. Pilarski further suggested capping it on the interior so that nothing enters it and affects the new tenant. The discharges from this facility will be required to meet those in Chapter 52. Pilarski noted there are floor drains in the isolation area, the exercise rooms and especially the floor trenches in the canine

ward. Pilarski asked if the connection points are screened to catch hair and debris. DeBold said they are not screened, but agreed this is a good recommendation. Pilarski said the plans do not show floor drains in the surgical area. DeBold said there are no floor drains in this area. The surgical debris is cleaned-up and shipped out. Pilarski requested a Medical and Mercury Waste Disposal Survey be completed. Medical waste is prohibited from discharge. Mercury Waste is a "hot button" for Water Reclamation. The plans show a pharmacy and lab. Pilarski needs to know how they dispose of used drugs and lab waste. Pilarski suggested they note disposal practices for these items on the Medical and Mercury Waste Disposal Survey. Pilarski asked if an autoclave is used for instrument sterilization. Small said they have two autoclaves. Pilarski said the use of a molybdate-based chemicals for sterilization purposes is prohibited. Pilarski requested a copy of their SDS on the major sanitizing chemical being used at the animal hospital.

GESKEY: Geskey asked if anything associated with the water and sewer outside the building will be moved. DeBold said nothing is changing on the outside; however, they will be doing internal work. Geskey asked if the backflow preventer will be moved. DeBold clarified the backflow will remain in its current location and the work will pick-up after the backflow. Geskey presented no other comments on the project.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Addressing
- Knox Box
- SDS for Chemicals
- Zoning Clearance