



MEETING: Site Review Committee
SUBJECT: Indiana Beverage Addition
ADDRESS: 2850 Barley Road
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: June 6, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
tkent@valpo.us	
Vicki Thrasher, Building Commissioner	(219) 462.1161
vthrasher@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	

PRESENTERS:

George Douglas, Indiana Beverage
 (219) 464-2337 / george.douglas@indianabev.com
 Robin Witte, Larson Danielson Construction Co., Inc.
 (219) 575-6084 / rew@ldconstruction.com
 Tony Oss, Larson Danielson Construction Co., Inc.
 (219) 575-6123 / tjo@ldconstruction.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 storage and truck wash addition for Indiana Beverage to be located at 2850 Barley Road. 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 a 55,000-sq. ft. addition that will be used for storage and a truck wash. Douglas said the main building is a temperature-controlled 154,000-sq. ft. building built in 2012. This addition will allow them to move the facilities department out of the temperature-controlled area. The area will then be used for product. The expansion is to the west. Special events and repack will be moved. They will be storing pallets and empty kegs that will be returned to the brewery. A part of the addition will be used for future expansion; however, there is no specific use designated now. Douglas said when the building was built in 2012, the Fire Department requested a ring road be included with the next building addition; therefore, a ring road has been included. The addition will be fully sprinkled. HVAC will be installed. Witte mentioned this a pre-engineered metal building. They will be removing a portion of existing concrete at the back to allow for construction of the loading dock area. The grades will be sloped up at the drive-thru overhead doors. There is a significant grade drop in this area. There is an existing swale running along the north and to the west down to the existing forebay. They will be manipulating the grades a little. The swale at the north will be kept. The ring road will go over so there will be line that will carry the water down to the forebay. Sheet C4.1 shows a 24" concrete pipe for this purpose. Witte said they are concerned about the trucks being able to access the truck wash easily while maintaining the loading docks. Most of the access is at the south of the new addition. Douglas said there will be no additional right-of-way cuts. Everything is off the existing drives. Oss mentioned that during construction there will a temporary access point so that Indiana Beverage

trucks and the construction traffic are separated. The temporary access point will be removed post-construction. Witte said the truck wash exterior walls are block with a precast lid and single slope to the back. There will be mezzanine over the repack and special events areas. There will be a stair to access the mezzanine.

STAFF COMMENTS:

THRASHER: A State Construction Design Release will be required. All contractors must be registered with the City prior to issuance of permits. There will be no new signage.

ON BEHALF OF BURKMAN: Providing an Erosion Control Plan will be necessary. It appears the site is over one acre; therefore, a Rule 5 Permit will be required. Burkman asked if there will be any changes to the sanitary sewer. Oss said a lift station will be required on the west side. They will be connecting to the existing lateral. A Site Permit will be required.

MCALPINE: Providing pipe sizing calculations will be required for the 24" concrete pipe. Where does the trench drain flow on the south side of the addition? Oss said it will be picked up and dropped into the forebay. There are two roof drains, one to the north and one to the south, that will be rerouted. McAlpine said the roof drains will need to be shown on the final plans. McAlpine noted he has no concerns about storm water detention. This was resolved in 2012. There was a report prepared by Torrenga Engineering showing how much detention is required due to the high infiltration rate. McAlpine requested this report be updated for the new hard surface areas being created and show there is still no concern.

KENT: The property is zoned INL, Light Industrial. This is a permitted use. The rear yard setback is 30 ft. and the side yard setback is 15 ft. The property is within the SR49 Overlay Plan. The maximum lot coverage is 75%. The lot coverages need to be shown on the final plans. The landscape ratio is 25%. Kent recommended they contact Kyle Kuebler at the Porter County Airport to ensure there are no permits required through the FAA for this project. Kent asked if there are any plans for additional lighting on the backside of the property. Douglas said they will be utilizing wall packs. A Photometric Lighting Plan will be required if poles are installed. A Landscape Plan will be required. Douglas said there is a bio-swale with tall vegetation. Kent noted this may be sufficient; however, Kent will make a site visit to look at the bio-swale. A Zoning Clearance will be required.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daley asked if the sprinkler system for the new addition will be connected to the existing system. Oss said the ESFR system will be extended. The existing fire alarm will be tied-in. There will not be another panel. There is an existing Knox Box and keys for the new addition will match the existing doors. Daly asked if there will be high-rack storage. Douglas said the storage will not be any higher than what they have now. Daly asked if the doors are numbered. Douglas said only the dock doors are numbered. Daly said numbered doors help emergency responders; however, Daly said this is not a requirement. The hydrant location is acceptable.

PILARSKI: Pilarski noted that the Indiana Beverage facility is a defined industrial user and are currently compliant with Chapter 52 of the Municipal Code. Pilarski said the plans do not show enough details to provide comments on the project; therefore, it will be necessary to submit an internal plumbing plan showing the access points for the new addition. Pilarski mentioned it will be necessary to show any chemical storage areas (truck wash chemicals, etc.). Pilarski asked if any consideration has been given to an oil and grease interceptor for the floor trenches. Oss said anything internal, including the truck wash, will be run through a separator. Pilarski indicated the internal plumbing plans need to be sent to Yacoub Aljobeh, Pre-treatment Coordinator. Contact information was provided.

GESKEY: Geskey asked if the domestic water and fire suppression water will come off existing. Oss confirmed this. Geskey is aware there will be a sanitary sewer lift station and the lift station will tie-in to the Indiana Beverage lateral. Geskey stated the lift station will be private. Geskey

presented no further comments.

ISSUES TO BE RESOLVED:

Landscaping Plan

Erosion Control Plan

Rule 5 Permit

Pipe Sizing Calculations

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

All Contractors Must Be Registered With The City

Zoning Clearance

Internal Plumbing Plan