



**MEETING: Site Review Committee**  
**SUBJECT: Midwest Pressure Systems**  
**ADDRESS: 850 Transport Drive**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: September 12, 2017**

**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
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Carley Lemmon, Planning Dept.	(219)462-1161
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Vicki Thrasher, Building Commissioner	(219) 462.1161
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Media	

**PRESENTERS:**

Steve DeBold, Chester, Inc.  
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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 9,000 sq. ft. building addition for Midwest Pressure Systems located at 850 Transport 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:** This is an approximate 9,000 sq. ft. addition to the existing Midwest Pressure Systems building. The addition will be used for storage. A small office will be included in the addition. DeBold indicated the parking is adequate. The existing sanitary sewer and water connections will be utilized. There will be no overhead doors. Access to the addition will be through the existing building. Silt fencing and storm sewer inlet protection will be used.

**STAFF COMMENTS:**

**BURKMAN:** Burkman said a sidewalk waiver for the entire development is on file. A Site Permit covering erosion control will be required

**MCALPINE:** McAlpine mentioned that he looked at the plans and reviewed the drainage calculations. McAlpine presented no other comments.

**THRASHER:** A State Construction Design Release is required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. Thrasher asked if the building addition will be sprinklered. DeBold said it will not be sprinklered. Thrasher said if the 18,000-sq. ft. under roof exceeds the 12,000-sq. ft. allowance for non-sprinklered buildings.

Thrasher believes sprinklers will be required if this is going to be one large building when construction is complete. Any changes in signage will require a permit.

**KENT:** Kent asked if employees will be added. DeBold indicated no employees will be added. Kent conveyed based on this, parking appears to be adequate. Kent indicated that one parking space is required for each 500-sq. ft. of usable floor area. This calculation should not include storage. DeBold mentioned that he did calculate the extra office space. DeBold said parking is noted on Drawing C1. Kent requested the plans note the addition will be used for storage and the small office space. The setbacks and lot coverage are good. The landscaping on the south side is proposed. A Zoning Clearance will be required. Providing building elevations is necessary,

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. Emergency lights, exit signs and fire extinguishers must be to code. Daly conveyed that Section 503 discusses fire apparatus access roads and asked if the access will be extended. Daly said the requirement is 150 ft. and believes the access is 20 or 30 feet short. DeBold said they are not planning on extending the access. Daly said this needs further discussion. Daly will make a site visit concerning the access. Daly indicated there needs to be a discussion about fire walls or sprinklers. DeBold said they will avoid the fire walls and do whatever is required not to have a sprinkler system. Daly asked if this will be cold storage. The buildings are all cooled and there will be two rooftop units. There will be duct detectors tied into the security system. DeBold indicated there will not be any high rack storage. Daly asked if there will be an additional electrical panel. There will be no additional electrical panel since there will only be lights and convenience outlets. Daly recommended a smoke detector.

**PILARSKI:** Pilarski asked what items will be stored. DeBold said they will be storing raw materials and finished product. Pilarski asked about chemicals or degreasing agents. DeBold indicated they do not use these types of products. Pilarski requested submittal of a facility plan. Any sanitary sewer connections need to be shown. DeBold said there is no plumbing within this building. The facility plan should be sent to Yacoub Aljobeh, Pre-treatment Coordinator. Contact information was provided.

**GESKEY:** Since there are no changes to water or sanitary sewer, Geskey provided no comments.

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

Erosion Control Plan

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Sprinklers

All Contractors Must Be Registered With The City

Signage/Fencing Permit

Smoke Detector (recommended)

Zoning Clearance

Building Elevations

Facility Plan