



MEETING: Site Review Committee
SUBJECT: Calvary Church Expansion
ADDRESS: 1325 Evan Avenue
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
clemmon@valpo.us	
Vicki Thrasher, Building Commissioner	(219) 462.1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Adam McAlpine, Engineering Dept.	(219) 462.1161
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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
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Media	

PRESENTERS:

Thomas Longhi, Shive-Hattery
 (312) 324-5000 / tlonghi@shive-hattery.com
 Caleb Martin, Shive-Hattery
 (309) 662-8992 / ccmartin@shive-hattery.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 expansion for Calvary Church located at 1325 Evans Avenue. 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: There are two phases. The preliminary phase is the southeast building addition. This includes sidewalks on both sides of the building. There will be general utility connections. There will be sumps both inside and outside the building. The design will include storm drains catching the downspouts. There is a paved window-well area bounded by a retaining wall. There will be an in-take in the window well to catch water in this location. The water will be gravity-drained to the sump. The intent is to outlet into the existing detention basin to the east underneath the existing parking lot. A later phase of this project will include anything involving the remaining building additions, additional sidewalk along the entrance drive, a few additional parking stalls in the north lot and a sanitary sewer connection at the south side of the building. On the north side of the property there will be general widening of the sidewalk and/or combined multi-use trail. On the west side, there will be a 5-ft. right-of-way take along the entire property line of this site and will also include widening of the trail from existing width to 10-ft. There will also be an additional 5-ft. right-of-way take along Evans Avenue. The trail has already been completed at the south end of the building so no sidewalk or pavement will be required at this location.

STAFF COMMENTS:

BURKMAN: The right-of-way dedication requirements are a condition of Site Permit issuance. Burkman provided a copy of the right-of-way dedication document. Burkman indicated the resulting width on Roosevelt and Evans will be 40-ft. Burkman conveyed that widening of existing sidewalks is not permitted. The sidewalk must be removed and replaced. Burkman provided a specification that stipulates the width, thickness and joints. Control joints are saw-cut rather than tooled. A Site Permit will be required. Burkman asked if the right-of-way shown on the plans is the existing right-of-way. Martin confirmed this. Burkman indicated that the pathway installation appears to be coming very close to the existing power poles. Burkman said the new right-of-way should be utilized and the pathway allowed to meander so there is at least a 3-ft. separation from the edge of any existing power poles to provide a buffer for pedestrians or cyclists. Gentle curves and jogs are recommended. Burkman asked if there is an open grate or solid lid on the in-take on the southwest corner. Martin believes this is an open grate. Burkman recommended the pathway be setup to go around this in-take. Burkman said if there was a solid lid it could be in the pathway; however, if it is a depressional area and it needs to be an open grate maybe the pathway could be routed to the east.

MCALPINE: McAlpine said there are no requirements to modify the existing detention pond. McAlpine requested information on the long-term proposed hard surface area for the church campus. McAlpine asked if there is a written parking use agreement between the church and the school. Longhi believes there is an agreement. McAlpine requested a copy of the agreement for our records.

THRASHER: Thrasher is aware there are multiple building additions being proposed and asked what the additions will be for. Longhi said there is a slight expansion to the west for a backstage area and some space for the worship team; to the north there is a small overflow chapel and a new entrance. Thrasher asked if these additions will be permitted separately. Longhi confirmed there will be separate permits. Thrasher asked if they intend to use fire separation rather than a sprinkler system. Longhi confirmed their intent is to keep adding on without sprinklers. Thrasher conveyed a State Construction Design Release is required. Building Permits will be required for each phase. All contractors must be registered with the City. Any changes to signage will require a permit.

KENT: This property is zoned General Residential (GR). The standards under an institutional use will apply. The landscape ratio is .20; the gross floor area ratio is .597; the net floor area ratio is .746. The final plans need to indicate the standards and the gross and net floor ratio areas for the site as well as the green space. Kent reiterated a copy of the cross-access agreement needs to be provided. Submittal of building elevations for the proposed additions is necessary. The elevations must include the materials used for the buildings. A Zoning Clearance is required. The landscaping plan shows the use of Maiden Grass. This is an invasive species. The Maiden Grass needs to be removed and a different plant species needs to be substituted.

DALY: Daly asked if the phase 2 is a total renovation of the interior. Longhi confirmed it will be an interior renovation. Daly conveyed the City follows the 2014 Indiana Building and Fire Codes. Emergency lights, exit signs and fire extinguishers must be to code. Daly asked if the addition in the southeast corner will be a classroom. Longhi indicated this will be a children's ministry with storage in the lower level. The fire alarm system will be extended.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski is aware there are two interior sumps being proposed. Submitting an internal plumbing plan for the new additions will be necessary. The plan should be sent to Yacoub Aljobeh. Contact information was provided. Pilarski mentioned that Aljobeh may provide further comments. Pilarski requested a facility plan and he is particularly interested in the sumps and where they are discharging too. Martin said the full plans will include details on the sumps.

GESKEY: Geskey is aware that nothing will be done with the domestic water. Geskey asked if they are planning to tie-in another sanitary sewer. Martin clarified there is an existing sewer line off

the building and they will be tie-in to the existing line. Geskey provided no other comments.

ISSUES TO BE RESOLVED:

Erosion Control Plan

Right-of-Way Dedication

Provide a Copy of the Written Parking Agreement

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit (for each phase)

Signage/Fencing Permit

Building Elevations for Proposed Additions

Zoning Clearance