



MEETING: Site Review Committee
SUBJECT: Porter County Pet Clinic
ADDRESS: 1695 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: October 23, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Mia Zhou, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Rick Burns, Traditional Homes
(219) 928-0568 / Rick_Burns@comcast.net

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Porter County Pet Clinic to be located at 1695 Morthland 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 project is the construction of the Porter County Pet Clinic. The clinic is temporary located on Morthland behind 1st Source Bank. Once the construction is completed, the Porter County Pet Clinic will be moving into the space previously used by Once Upon A Child. The space will be approximately 4,000 sq. ft. All work will be interior. Burns indicated the parking lot already exists. The shell for the building is in place. The electrical will need to be upgraded.

STAFF COMMENTS:

MCGINLEY: Since all of the work taking place is on the interior and there will be no exterior improvements, McGinley presented no comments. McGinley conveyed that Public Works does not service businesses of this type with trash and recycling. Depending on the amount of trash and recycling generated, the owner can submit a special request; however, McGinley recommended contracting with a private service for a dumpster. No other comments were presented.

KENT: The property is zoned Commercial General (CG) and a Veterinarian Clinic is a limited use in this zoning district. Kent asked if the clinic will provide services for large animals. Burns said it is not that type of clinic. Kent said the requirement for floor area in a shopping center is a minimum of 2,000 sq. ft. It appears this project complies with this requirement. Kent mentioned that the plans and specifications for noise reduction material are to be approved by the Site Review/Planning approval process. Providing information on the noise reduction will be required as part of the Building Permit submittal. Kent asked if there is a brick wall separating the clinic from the pizza restaurant. Burns said there is a fire wall and double insulation. Kent conveyed there is a concern when there are different uses in a shopping center that there is some type of noise reduction so that adjacent properties and uses are not impacted. Kent asked if outdoor runs are being considered. Burns indicated there will be one outdoor run. Burns asked about fencing. Kent said the fence cannot be higher than 6 ft. and individual pens are limited to a maximum size

of 15 ft. wide and 20 ft. long. Kent asked if dogs will be outside for extended periods of time. Burns said they will only be let out for restroom purposes. Kent said the Commercial General Zoning District states that no outdoor dog runs shall be permitted on less than one acre. The intent is to try to reduce the impact of noise to adjacent residential and commercial properties. Dog runs are to be used only during daylight hours and be a minimum of 100 ft. from residential zoning uses. Burns said animals will not be kept overnight, unless there is an emergency situation. There will be no boarding. Fencing A permit will be required for the fence. Kent suggested placing landscaping around the dog run, possibly arborvitae. Kent said the requirement for parking is 5 spaces for each 1,000 sq. ft. of useable floor area. Storage areas and restrooms are not included in this calculation. Parking information needs to be shown on the Building Permit. A Zoning Clearance is required for the project. Burns mentioned that the landlord constructed a new brick wall and installed two new doors on the west wall. Burns believes a permit was pulled for this work. Kent suggested Burns speak to Vicki Thrasher to make sure a permit was pulled.

KENT ON BEHALF OF THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. Contractors must be registered with the City. Signage will require a permit.

ZHOU: Since this project does not include any site work, Zhou provided no comments.

GESKEY: Geskey said submittal of an internal plumbing plan will be required for the Water Reclamation Department. The plan should be emailed to Paul Scott at pscott@valpo.us. Geskey asked if there will be any changes to the water service or the sewer. Burns said no changes are being considered. Geskey said there is backflow protection. Geskey presented no other comments.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Provide Information on Noise Reduction
- Landscaping Around Dog Run
- Internal Plumbing Plan
- Zoning Clearance