



MEETING: Site Review Committee
SUBJECT: Dollar General Store
ADDRESS: 1054 SR 2
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: November 27, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Mingyan Zhou, Engineering Dept. (219) 462.1161
mzhou@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
pscott@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

John Fulkerson, Hamstra Group
(219) 956-3111 / jfulkerson@hamstragroup.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Dollar General store to be located at 1054 SR 2. 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 building was formerly a CVS Store. Hamstra is converting it to a Dollar General Store. Basically, it will be going from retail to retail. New poles and LED lighting will be added to the parking lot area. Fulkerson presented a photometric plan. The parking lot will be resurfaced with a 1" overlay. New electric will be trenched out to the lighting and new electric will be installed to the sign area. Fulkerson stated a concrete receiving pad will be installed at the rear of the building. An enclosed dumpster area will be added in the back. Grades will not be changed. They will be replacing the parking blocks along the ditch side and front of the parking area. Fulkerson said several panels on the outside of the building have rust issues. A majority of the building skin will be replaced. The canopy will be replaced. The roof was recently replaced. The interior of the building will be drywalled. VCT floor tile will be installed throughout the interior. A new store front with automatic electrical aluminum doors will be added. A vestibule area with automatic electrical doors will be added. The existing restrooms do not meet handicapped accessible code, so they will be remodeled to meet all codes. A new stockroom wall and receiving doors will be added. Fulkerson said the electric in the CVS Store has already been removed. The original ceiling was destroyed by water damage. There will be an open ceiling look with hanging lighting fixtures. There will be LED lighting fixtures throughout the facility.

STAFF COMMENTS:

MCGINLEY: Public Works is concerned with public right-of-way and trash and recycling service. McGinley asked if they will use a private hauler. Fulkerson confirmed the use of a private hauler. McGinley said this is State right-of-way along SR2. Our Beacon Website shows a small area along SR2 that is parceled separately. Zhou said this parcel was dedicated when Club Car move into

their facility. McGinley said knowing this is right-of-way he recommends either a Sidewalk Waiver or consideration of sidewalk installation.

THRASHER: Thrasher is aware the project has been submitted to the State for a Construction Design Release. Thrasher will need this prior to issuance of the Building Permit. All contractors working on the project must be registered with the City. Thrasher asked if the project has an alarm system. Fulkerson indicated there is no alarm system. Signage will require a permit.

THRASHER ON BEHALF OF THE FIRE DEPARTMENT: The Fire Department follows the 2014 Indiana Building and Fire Codes. Dollar General will be subject to annual fire inspections. However, any inspections required through the construction process are to be scheduled through the Building Department.

KENT: This property is zoned CG (Commercial General). This is a permitted use in this zoning district. The allowable signage is 3-sq. ft. of signage for each linear foot of building frontage facing SR2. The calculation for parking is 5 spaces per 1,000-sq. ft. of useable floor area. Restrooms and storage areas are not included in this calculation. Kent indicated the photometric plan needs to be included as part of the Building Permit process. Referring to Article 9, Section 9.500 for the lighting standards regarding the height of the poles and lamination. Kent requested a Landscape plan for the project. Fulkerson said landscaping was done when they did Club Car. Fulkerson said they received a waiver for a green area in the front by adding fiberglass planters. Kent asked that they incorporate some planters along the Dollar General location. Fulkerson said they will place two planters in this area. Referring to Section 2.406 for the dumpster enclosure design standards will be necessary. The enclosure needs to be gated at the front and should also have a man-door. Pre-fabricated siding is not a permitted building material on the exterior of commercial buildings. However, general maintenance is allowed. This is a non-conforming structure and use. Kent indicated that replacing all of the panels would not be in compliance with the Unified Development Ordinance. Kent requested submittal of colored building elevations showing the colors that will be used on the exterior of the building. A Sign Permit will be required. A Zoning Clearance is required.

ZHOU: Zhou mentioned that the provided existing plan does not clearly show existing right-of-way. Also, the size and shape of the parking lot in the drawing do not match the condition shown by the Beacon website. The Beacon aerial photo shows the entire parking lot is within this parcel; however, the existing site plan shows the parking lot has encroached into the neighboring property to the northeast corner which has an address of 980 SR2. Zhou asked if this parcel is owned by the same owner. Fulkerson indicated that Hamstra owns both parcels. Zhou said right-of-way will need to be dedicated for the small parcel if the parking lot is going to be expanded into this parcel. Submittal of a new set of site plans, including both existing site plans and proposed site plan is necessary. The plans should clearly show the existing and proposed conditions of the parking lot and right-of-way. Comments, if there are any, will be provided once revised plans are received. Zhou said it be necessary to make sure the creek running through the property is protected and that the parking lot is not going into the floodplain. A Site Permit which includes erosion control will be required for the parking lot. Since Club Car and Dollar General is owned by the same owner a parking agreement will not be required. Zhou explained the Sidewalk Waiver obligates the property owner to install sidewalks in the future if the City deems it necessary. There is a form that can be completed.

SCOTT: Scott requested submittal of an internal plumbing plan. Fulkerson provided the requested plan.

ON BEHALF OF MARK GESKEY: There is existing backflow protection at this site. Since no water or sewer work will be done outside of the building, no other comments were provided.

ISSUES TO BE RESOLVED:

Landscaping Plan

Erosion Control Plan
Right-of-Way
Revised Site Plan
Site Improvement Permit
State Design Release
Building Permit
Sidewalk Waiver
Signage/Fencing Permit
Colored Building Elevations
Zoning Clearance