



MEETING: Site Review Committee
SUBJECT: 2 Unit Warehouse/Storage Bldg.
ADDRESS: 2506 Beech Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 15, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
pscott@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Dave Snemis, Snemis Construction
(219) 405-7640 / dave.snemis@gmail.com Com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed 2-unit warehouse/storage building to be located at 2506 Beech Street. 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: Snemis indicated the building at 2502 Beech Street was constructed approximately 12 years ago. The building was built as a condo building. All the units have been sold apart from two units that Snemis owns and rents out. Drawings show a storage building on the south side of the property. Originally this building was going to be a 10-unit mini-storage building. Snemis said the tenant in Suite 90 and 100 wants additional storage. Snemis said they will split the new building, with each of them owning half of the building. There will be no water or sewer. The plans show two overhead doors, two service doors and windows. Snemis indicated the plans submitted are preliminary. The construction will be typical post frame pole barn. There will be a dividing wall in the middle. The walls will be 12 ft., 10' x 10' doors, 4:12 pitch for the roof. There will be access around the building. There should not be an issue for the Fire Department.

STAFF COMMENTS:

MCGINLEY: McGinley asked if Snemis uses a private waste hauler. Snemis confirmed the use of a private waste hauler and said he will continue to use this service. McGinley mentioned the existing sidewalk appears to be 4 ft. wide. The new City standard is 5 ft. wide. However, since this is an additional building behind and existing building, McGinley doesn't feel Public Works can require an upgrade to the 5 ft. width. Although not required, McGinley recommended the upgrade to the 5 ft. width. McGinley mentioned the existing sidewalk is in good shape.

THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. All contractors working on the project must be registered with the City. If there is any new signage, a Sign Permit will be required. Posting the address with appropriate suite numbers on the doors is necessary.

ON BEHALF OF THE FIRE DEPARTMENT: The Fire Department follows the 2014 Indiana Building and Fire Codes. Initial inspections required during the construction process need to be scheduled through the Building Department. The building will be subject to annual inspections by the Fire Department. Thrasher said it will be necessary to provide information about what will be stored. The Fire Department will want to know if there will be rack storage or high pile storage. Thrasher conveyed this information can be submitted during the permitting process.

KENT: The property is zoned Business Park (BP) and subject to the following: 1) the parcel needs to be one acre in size; 2) the minimum width for a platted lot is 150 ft.; 3) front yard setback is 40 ft.; 4) side yard setback is 20 ft./totaling 45 ft. between the two side yards; 5) rear yard setback is 50 ft.; 6) the maximum building height is 35 ft. The allowable signage is 3 sq. ft. of signage per 1 linear foot of building frontage facing the roadway. Warehousing and transportation is considered a limited use in the Business Park Zoning District. This means that warehousing and logistic facilities, except mini- or self-storage are allowed; warehousing that is an accessory to a manufacturing facility occupying less than 25% of the total floor area of the facility; and parcel service drop-off locations that are not accessory to the parcel service processing facility. The landscape ratio requirement is .20 with regard to the overall lot coverage for all of the uses within the business park. Calculations will need to be shown on the final plan. The gross floor area is .450 and net floor area ratio is .519. These calculations cannot be exceeded for the total lot coverage. It will be necessary to submit color building elevations indicating the building material being used. Submittal of a Landscape Plan is required. Kent asked if there will be any additional lighting for the property. Snemis indicated there will dusk-to-dawn wall lighting. A Zoning Clearance as part of the Building Permit submittal is required. The parking requirement for warehousing and transportation is one parking space per 1,000 sq. ft. of usable floor area.

SCOTT: Scott asked if there will be floor drains. Snemis said there will be no floor drains. Scott presented no further comments.

MCALPINE: McAlpine mentioned that he will share addressing with individuals in the Engineering Department. The west suite will be 110 and the east suite will be 120. McAlpine indicated an Erosion Control Permit and Site Permit will be required. McAlpine requested the submittal of a grading plan showing the finished floor elevation and how it ties into the surrounding grades. McAlpine mentioned the pond is unique because it backs up to each of the east and west commercial properties. The pond is privately maintained. McAlpine asked for clarification on how the pond is maintained. Snemis said there has been no maintenance done to the pond. It is full of trees and access to the pond is difficult. Snemis said the pond sometimes backs up from the west side. However, during the summer the pond is dry. The pond does fill up in the spring, but it has never overflowed. Snemis said they try to keep trash and debris out of the pond. McAlpine said an Operation and Maintenance Plan is needed for this pond. The Maintenance Plan will be required as part of the issuance of the Site Permit. McAlpine said they need to mow and take out some of the smaller saplings. McAlpine suggested speaking to the property owners to the east.

GESKEY: Geskey is aware there will be no changes to the water or sewer going into this building; therefore, Geskey presented no comments on the project.

ISSUES TO BE RESOLVED:

Landscaping Plan

Erosion Control Permit

Operation and Maintenance Plan for the Pond

Detailed Site Plan

Grading Plan
Site Improvement Permit
State Design Release
Building Permit
Post Address and Appropriate Suite Numbers on Door
All Contractors Must Be Registered with the City
Signage/Fencing Permit
Provide Information of Type of Storage
Show Landscape Ratio, Gross Floor Area and Net Floor Area on Final Plans
Submit Colored Building Elevations (must show material being used)
Zoning Clearance