



**MEETING: Site Review Committee**  
**SUBJECT: The Brooks at Vale Park**  
**ADDRESS: 1775 Ransom Road**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: February 5, 2019**

**IN ATTENDANCE:**

Carley Lemmon, Planning Department (219) 462-1161  
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 Vicki Thrasher, Building Commissioner (219) 462-1161  
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**PRESENTERS:**

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The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed Brooks at Vale Park Planned Unit Development to be located on Ransom Road. Lemmon 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 located on the south side of Ransom Road. It is west of Keystone Commons, East of Beauty Creek and North of Harrison West. This is a perfect in-fill project. The parcel is 153 acres. Leeth said the most significant part of the plan is the fact that Vale Park Road runs east and west of the project and will be extended through this project. Technically this will be a rezoning to a PUD. In this proposal there are two main uses, residential and storm water. There will be no commercial uses in the development. It is a mixed use with four different housing styles. Leeth provided a power point presentation and explained that there is a Regional Storm Water Management District. There is a subdistrict for traditional homes with 100 12,000 sq. ft. minimum lots. There is a cluster home sub-district. The lot sizes in this sub-district will be 6,000 sq. ft. and homes will be a cottage style. In the multi-family district there are two sub-districts. In the southwest corner there will be multiplex homes. These will be three-unit homes for a total of 45 homes. There is also a small pod of these three-unit homes on the north side of Vale Park. There will be a townhome sub-district with a total of 70 homes. The total for residential homes is 290. The development will include lakes, ponds and a lot of green area. Leeth mentioned that he does not have the open space calculation, but open space within the storm water area will be far and above the requirement. The storm water areas will capture the storm

water for the 290 homes in this development. There will be an additional amount of storage that will be allocated to the City to capture and maintain within the same areas, waters from outside of the four corners of the 153 acres. Leeth believes there will be 100 acre-feet of storage in the project. This development will need approximately 1/3 of the 100 acre-feet. The remaining 66 acre-feet of storage the City can accommodate storm water from the watershed. This will help with the issues for Beauty Creek.

**STAFF COMMENTS:**

**THRASHER:** Thrasher is aware that these are very preliminary plans. A State Construction Design Release will be required for the club house prior to issuance of permits. The tri-plex units will require a State Construction Design Release. Thrasher said depending on whether the townhomes are true townhomes or built more like apartments a State Construction Design Release will be required. A Sign Permit will be required for the subdivision sign. Thrasher mentioned that if the club house has a kitchen, it will be necessary to contact the Porter County Health Department concerning any requirements they may have. The Porter County Health Department should also be contacted concerning the swimming pool.

**LEMMON ON BEHALF OF KENT:** The Ransom and Dieter properties are currently zoned SR, Suburban Residential. The properties are proposed to be rezoned to PUD, Planned Unit Development. A Plan Commission Public Hearing is scheduled for February 12<sup>th</sup> at 7:00 p.m. for the requested rezone. The PUD will need to meet the standards of Article 15, Division 15.500 and Article 11, Division 11.800 of the Valparaiso Unified Development Ordinance. Providing a copy of the Subdivision Restrictive Covenants is required. Providing building sketches of exterior finishes of the development for each type of building is necessary. The sketches need to include type of material, colors, etc. The PUD will need to include a copy of the Site Review Minutes. The sidewalks need to be 5 ft. wide. This is the City standard. Kent requested more detail for the Community Building. The details need to include the concept building elevations, number of parking spaces, and amenities being provided. It will be necessary to provide a general statement on the number and placement of street lighting within the PUD. Providing a Landscape Plan is required. The Landscape Plan needs to include the American and Latin name, caliper size and quantity of plantings. Establishing landscaping standards of the landscaping within the "crescents" is necessary. Streets trees shall be installed 60 feet on center with a diverse selection of tree types. Diversity of species within the landscape plan is necessary. It will be necessary to establish on-lot landscaping for each district. Providing a reference table is required. Kent recommended creating a tree/bufferyard preservation easement to protect the existing tree lines on the boundaries of the property. This easement needs to be referenced in the PUD, Restrictive Covenants and shown on the Development Plan/Plat. Suggested language to be included in the preservation easement: establish replacement ratio for trees that are removed within the preservation easement, protect the preservation easement and wetlands by prohibiting dumping of plant material, soil and grass in these areas. The Restrictive Covenants should mention "no dumping" as well. Create tables for districts that include lot coverage, building coverage, setbacks and building height. Attaching a copy of the UDO to the PUD is necessary. List the Traditional Home Subdivision with default zoning as SR, Suburban Residential per Table 4.11 of the PUD. Define Accessory Unit and establish standards for use. Including the development plans in the PUD is necessary. Provide a draft copy of the PUD to the Planning Department no later and 1:00 p.m. CST, Tuesday, February 5, 2019.

**STITES:** The Fire Department follows the 2014 Indiana Fire and Building Codes. Stites main concern is access, especially in the multi-family areas. It is difficult to see how big the turnarounds are on the plans provided. As plans are developed further, more discussion will be needed concerning access. Stites asked if the townhomes on Ransom Road will have parking lots. Leeth said there will be one driveway servicing both units. There will be two-car garages with 20 ft. of parking outside the garage door. Parking will converge into one existing access on Ransom Road.

The townhomes are on the top of the hill. There will be approximately 400 ft. of visibility in both directions. Leeth said this is the safest place to have access onto Ransom Road, but it does not have access to the remainder of the property due to the wetland. Stites mentioned the street on the north side that almost goes to Ransom and asked if there could be a discussion about putting some type of emergency access in this location. Wagner said they could possibly install grass pavers. Stites reserves the right to provide more comments when plans are developed further.

**ZHOU:** More than 1 acre of land is being disturbed. Therefore, the project falls into the jurisdiction of IDEM Construction Site Storm Water Management Rule. The requirements of the Rule 5 must be met. A detailed Storm Water Pollution Prevention Plan (SWPPP) will be required. Other requirements that apply can be found on the IDEM Website. The City ordinance requires a Post-construction Storm Water BMP (Best Management Practices) Operation and Maintenance Manual for the long-term maintenance of the bmp's installed in the subdivision. When the development is done, the HOA will be responsible for maintaining the storm water management bmp's as a goal of the manual.

**ROSE:** Rose mentioned that he is responsible for addressing in the City. Rose indicated that it will be necessary to submit a list of street names. Rose said he will contact 911 for a fresh excel list. This list will be given to Mr. Leeth. It appears several of the streets can go in a number of directions. Rose mentioned the Post Office has issues with street name duplications. Rose asked if the townhomes have separate entrances. Leeth confirmed they do have separate entrances. Leeth said the tri-plexes also have separate entrances. They would prefer unique numbers for each address. Rose said the Post Office is favoring banks to avoid as much delivery as possible. Rose suggested they contact the Post Office concerning this issue. Rose asked if discussing the street directions and breaks should wait until later. Leeth said it will be better to wait. Once Rose has the list of street names, he will send them to 911, Police, Fire, Post Office and other agencies to make sure they are acceptable.

**GESKEY:** Geskey said the preliminary prints do not provide enough information. Geskey said once the water and sanitary are shown on the plans he will review them and provide necessary comments. Geskey advised that fire hydrants are spaced every 250 ft. Marbach said water and sewer layouts were included. Geskey said he was unsure if these were the same as what he had looked at. Marbach said they should be the same. Geskey indicated he will reserve comments for later.

**SCOTT:** Scott will require information concerning the club house. Scott conveyed that floor drains in the residential garages are prohibited. Scott will reserve further comments until a later date.

**MCGINLEY:** McGinley stated that Public Works will not service the multi-plex units for trash and recycling pickup. The unique driveways for the townhomes make them seem more like a residential home, so there should not be an issue for trash and recycling pickup. The Restrictive Covenants need to include that the trash and recycling totes will be placed in the garage or behind the home, so they are not visible from the street. McGinley reiterated that the minimum width for sidewalks is 5 ft. McGinley conveyed that standard street signs that meet the MUTCD will be required.

**MCALPINE:** McAlpine stated that he is very excited about this project. This is a public/private venture we are entering into with regard to the amount of open, future public space and storm water management components. McAlpine said he will have future comments; however, at this time he is finished commenting on the preliminary drawings and is ready to move into the final drainage report and the final engineering plans to make more detailed comments.

**ISSUES TO BE RESOLVED:**

Landscaping Plan  
Erosion Control Plan  
Rule 5 Permit  
Storm Water Pollution Prevention Plan  
Operation and Maintenance Manual  
Right-of-Way  
Detailed Site Plan  
Backflow Prevention  
Site Improvement Permit  
State Design Release (club house, tri-plexes, townhomes)  
Building Permit  
Contact Porter County Health Department (club house kitchen and pool)  
Signage/Fencing Permit  
Provide Subdivision Restrictive Covenants  
Include Site Review Minutes in the PUD  
Details for Community Building (building elevations, parking spaces and amenities)  
Statement on Number and Placement of Street Lighting  
Provide a Reference Table for On-lot Landscaping for Each District  
Create a Tree/Bufferyard Preservation Easement  
Attach Copy of UDO to PUD  
Define Accessory Unit and Establish Standards for Use  
Access for Fire Department  
Provide List of Possible Street Names  
Zoning Clearance