

MEETING: Site Review Committee
SUBJECT: Belle Tire #160
ADDRESS: 605 Porters Vale Blvd.
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 12, 2019

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Adam McAlpine, Engineering Director
(219) 462-1161 / amcalpine@valpo.us
Mingyan Zhou, Engineering Dept.
(219) 462-1161 / mzhou@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

Chris Enright, Enright Architects
(248) 258-6485 / enright@enrightarchitects.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Belle Tire #160, to be located at 605 Porters Vale Blvd. 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 a relatively standard tire/automotive facility. This parcel is just north of Meijer. The plans show roads that will be connecting both Meijer and the main entrance drive into the development.

STAFF COMMENTS:

MCALPINE: McAlpine requested submittal of a plan that shows how the connections will work between Meijer, Belle Tire and the movie theater. McAlpine explained that there has been discussion about the idea of a future roadway that may continue through. Enright asked if this will be east of the Belle Tire project. McAlpine confirmed. McAlpine said it is difficult to visualize where the connection is being made from the plans. Enright stated that everything is occurring west of where the drive will be going. McAlpine requested another sheet showing an overview of the connections. It will be necessary to make sure the line work is correct. The Drainage Report has been received and is under review by the Engineering staff. McAlpine indicated that there are no

requirements to provide storm water detention. The detention basin north of the movie theater is City-owned. McAlpine said it will be necessary to look at the amount of hardscape for this site; however, with the required landscaping the site will likely be under the requirement. Providing storm water conveyance and correct pipe sizing is required. McAlpine conveyed the storm sewer layout needs to be revised. There are three (3) locations where it crosses over a deeper storm sewer system. On Sheet C300 there is an existing 36" storm drain which becomes a 42" storm drain in the middle of the site heading northeast and then continues to be 42" until it hits a storm sewer structure. The plans show more shallow storm sewers crossing over this in three (3) spots and then they connect to the 42" at the far north end. McAlpine stated that this is not the approach that he would approve. It is possible to tie-in to the 42" pipe anywhere along the way, but any future need to maintain the 36" would tear up the crossing shown on the plans for Belle Tire. McAlpine suggested installing a structure at each of the three (3) spots. McAlpine requested the Civil Engineer contact him to discuss this issue. McAlpine said it will be necessary to work with the Engineering Department for appropriate addressing. Sandy Biggs interjected that she had discussed addressing with Will Rose. Mr. Rose provided an address of 605 Porters Vale Blvd. for this project.

MCGINLEY: The Public Works Department is concerned with solid waste and recycling. The plans show a dumpster enclosure. McGinley is assuming that Belle will be using a private waste hauler. The streets being installed are private. McGinley commented that Meijer has sidewalks terminating at the edge of the property line to the east on both the north and south sides of the parking lot. McGinley said that since this is a private development he cannot require the installation of sidewalks; however, consideration needs to be given to extending the sidewalks. Individuals bringing vehicles to Belle will probably want to be able to walk to other stores in the area. McAlpine interjected that Meijer did a tremendous amount of work and effort to create a pathway along the west side. The City has future plans to extend off of the pathway. Enright said they do not have an issue with sidewalks or pathways. Enright asked if the sidewalks or pathway will be impacted by the future roadway. McAlpine said probably not if they are on the perimeter.

ON BEHALF OF THRASHER (BUILDING COMMISSIONER): A State Construction Design Release will be required prior to issuance of Building Permits. Signage will require a permit. All contractors working on the project must be registered with the City prior to issuance of Building Permits. Contact Vicki Thrasher (vthrasher@valpo.us or 219-462-1161) with any questions.

ON BEHALF OF STITES (FIRE DEPARTMENT): The Fire Department follows the Indiana 2014 Fire and Building Codes. All inspections required during the

construction phase need to be scheduled through the Building Department. After construction is complete, the facility is be subject to annual inspections by the Fire Department. Please contact Tim Stites (tstites@valpo.us or 219-462-8325) with any questions.

ON BEHALF OF KENT (PLANNING DIRECTOR): The property is zoned CG, Commercial General. A Use Variance will be required for the proposed use. The maximum lot coverage is 75%. The minimum greenspace is 25%. The minimum lot size is one (1) acre. The front yard setback for buildings that are 36 ft. or less in height is 90 ft; buildings that are more than 36 ft. but less than 40 ft. in height the front yard setback is 100 ft.; buildings that are 40 ft. or more in height the front yard setback is 125 ft. The setback for parking lots is 30 ft. The side yard setback is 15 ft and the rear yard setback is 30 ft. A dumpster enclosure is required and referring to Article 2, Section 2.406 will be necessary. The dumpster enclosure must include a mandoor and landscaping around the enclosure. One 6 ft. tall monument-style sign is permitted. Signage must be located on the premises. The calculation for signage is 3 sq. ft. of signage for each linear foot of building frontage facing the right-of-way. A Photometric Plan will be required. Referring to Article 9, Section 9.501 of the UDO will be necessary. Per Article 9, Section 9.206, bicycle racks are required. Kent mentioned that the plans show bicycle racks. A variance was granted in 2006 for the Porter's Vale Development. Kent will work with Belle Tire to determine the appropriate parking for the development. One (1) ADA parking space is required for each 25 regular parking spaces. One (1) van accessible space is required. There are 19 parking spaces shown on the south side of the building. The following standard will apply to the site: one (1) planting island of at least 324 sq. ft. in area shall be provided for each 16 spaces in the parking lot. No planting island shall be less than 18 ft. in depth, and no endcap landscape islands for double-loaded parking spaces shall be less that 36 feet in depth and no less than 9 feet in width as measured from the outside of the curb to the outside of the opposite curb. Referr to Table 10.303 for the Open Space Landscaping Standards under Commercial General "All Uses", Table 10.301, On-Lot Landscaping Standards, Commercial General "All Uses"; Table 10.304 Parking Lot Landscaping, Commercial General. The plan will need to label and show the landscaping of each category of landscaping, i.e. open space, on-lot and parking lot. The Non-residential Design Standards (Article 11, Section 11.500) apply to this project. It will be necessary to refer to the following: Article 11, Section 11.502 – Building Dimensions; Article 11, Section 11.503 – Architectural Features; Article 11, Section 11.505 – Building Architecture; Article 11, Section 11.506 – Transparency; Article 11, Section 11.507 – Building Materials; Article 11, Section 11.508 – Roof Structure and Materials; Article 11, Section 11.509 –

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Colors. Belle Tire will be responsible for the construction of the access drive to the north and west of the proposed building. The plat for the Belle Tire lot will need to include a cross access easement for the access to future development to the north and west of this development. The proposed lot will need to be platted. A Plan Commission application will be required to be filled out and submitted with all supporting documentation. Kent mentioned that he can work with the petitioner/applicant to answer any questions concerning the process. Contacting Kent with any questions is suggested. Kent can be contacted at tkent@valpo.us or 219-462-1161.

ZHOU: A Rule 5 Permit will be required. Although the regional detention basin of the Porter's Vale development can be used to satisfy the detention requirement for this site as mentioned by McAlpine, it cannot be utilized to achieve the post-construction stormwater quality management goal of 80% TSS removal required by the City. A hydrodynamic separator is required to be installed at the point where stormwater is leaving this site. Submittal of a Post-Construction Stormwater Best Management Practices (BMPs) Operation and Maintenance Manual to facilitate their long-term function is required. This manual should be a stand-alone document and shall be made available future parties who will assume responsibility for the operation and maintenance of the post-construction stormwater quality measures. The manual shall include the following: 1) Contact information for the BMP owner (i.e. name, address, business phone number, cell phone number, pager number, e-mail address, etc.); 2) A statement that the BMP owner is responsible for all costs associated with maintaining the BMP; 3) a right-of-entry statement allowing City personnel to inspect and maintain the BMP; 4) Specific actions to be taken regarding routine maintenance, remedial maintenance of structural components, and sediment removal. Sediment removal procedures should be explained in both narrative and graphical forms. A tabular schedule should be provided listing all maintenance activities and dates for performing these required maintenance activities; 5) Site drawings showing the location of the BMP and access easement, cross sections of BMP features (i.e. pond, forebay(s), structural components, etc.), and the point of discharge for stormwater treated by the BMP. These drawings need to be submitted both in hard copy and in digital format acceptable to the City Engineer. The Erosion Control Plan on Sheets C301, 302 and 303 should be renamed as "Stormwater Pollution Prevention Plan, as the plan deals with stormwater pollutants not only from erosion, but also from other sources. On Sheet C301, the symbol for the proposed inlets is different from the one shown in the Legend for inlet protection. Will these inlets be protected after installation? Will the three existing inlets be protected? On Sheets C301 and C302 Porter County and Porter County SWCD were mentioned several times. This project is located

within the City of Valparaiso and the City should be the governing entity. The language needs to be revised to ensure the plan is accurate. On Sheet C301, some of the information mentioned on this Sheet is not relevant to this project. The Construction Sequence section mentioned swale and disturbed pond banks and, in the Legend, a “temporary rock donut” is called out. Zhou said she could not find these components in the drawing. Revising this sheet and removing any unnecessary information is necessary. Sheets C302, Item A11 mentions the project is located within the Lake Michigan watershed; however, the project is located within the Kankakee River watershed. These sheets need to be revised. Sheet C303 the use of straw bales is mentioned in the Erosion Control Schedule table. Straw bales are not allowed to be used an erosion and sediment control measures.

SCOTT: Scott asked what types of service Belle Tire provides. Enright said the services include shock replacement, brakes, general minor repairs. They do not do any heavy engine repairs or body repairs. In general, they do minor repairs related to the wheels and tires. Scott asked if they do oil or anti-freeze changes. Enright said that from time to time they do change oil. This service is offered if asked for by a customer. Scott provided a Used Oil and Chemical Disposal Survey and requested the survey be completed. Submittal of an internal plumbing plan is required.

GESKEY: The plans show an 8” water main going down the side of the building. Geskey asked about domestic water. Enright said there is an 8” line and a 2” line that parallel each other. Geskey mentioned that sometimes architects will try to use the fire line for domestic inside the building. Geskey conveyed that the fire and domestic lines must be separated at the parkway. Geskey will be the contact for the 8” and 2” taps. Geskey indicated that backflow protection will be required for the domestic and backflow, no meter, will be required for the fire. Geskey stated the fire is a yearly charge and domestic is monthly by use. The plans show two (2) cleanouts for the sanitary. The cleanout closest to the building must be within 5 ft. of the building.

ISSUES TO BE RESOLVED:

Landscaping Plan (Open Space, On-Lot and Parking Lot)
Erosion Control Plan
Rule 5 Permit
Submit Operation and Maintenance Manual
Detailed Site Plan
Backflow Prevention
Submit Internal Plumbing Plan
Submit Used Oil and Chemical Disposal Survey



Planning Department
166 Lincolnway
Valparaiso, IN 46383
Phone: (219) 462-1161
Fax: (219) 464-4273
www.valpo.us

Site Improvement Permit
State Design Release
Building Permit
Contractors Must Be Registered with the City
Signage/Fencing Permit
Photometric Plan
Use Variance
Plan Commission Petition
Zoning Clearance

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