

**MEETING: Site Review Committee**  
**SUBJECT: Art Van Furniture Store**  
**ADDRESS: 705 Porters Vale Blvd.**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: March 12, 2019**

**IN ATTENDANCE:**

Tyler Kent, Planning Director  
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Adam McAlpine, Engineering Director  
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**PRESENTERS:**

Don Torrenga, Torrenga Engineering  
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Ted Rohn, Rohn Associates  
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Matt Rossman, ICS  
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Scott Lynn, Owner

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Art Van Furniture Store to be located at 705 Porters Vale Blvd. 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 is a proposed Art Van Furniture Store in the Porters Vale Shopping Center. The lot is immediately north of the Meijer Store and immediately west of the Cinema. Torrenga said the lot needs to be subdivided. It is currently part of Lot 12. The legal description has been written and will appear on the final plat. Parcel A will be used by Belle Tire. SR49 is immediately to the west. Sheet C2 shows a dramatic drop off. A large swale runs behind through the property and cuts across and goes to a large retention/detention pond for the Porters Vale Shopping Center. The proposed building will 29,800 sq. ft. The required parking for the building is 149 spaces; however, the plan shows 208 spaces. Sheet C2.0 shows the general layout. There is a considerable amount of green space behind the building on the south between the Meijer Store and Art Van, as well as the islands. Torrenga said they far exceed the requirement for green space. There is a proposal for a future addition to the building. The building size will be limited by the number of parking spaces. The addition is not being constructed now. There will be a loading dock

behind the Art Van store and the dock is shown on Sheet C2.0. The storm water, sanitary and water already exist. There is a large storm sewer going through the middle of the property. There is a storm stub coming out from Meijer. The open ditch from the point where the storm sewer ends to the north property line will be enclosed in the same size piping currently there. Torrenga said this is a 54" pipe. Sheet C3.1 shows the sanitary and water. Torrenga said they are proposing stubs to both the Art Van store and the future addition. Along the back of the property is the existing water main stubbed out to the Meijer store and proposed Art Van property line. The intention is to extend this to the north property line for future extension when the remainder of this property develops.

**STAFF COMMENTS:**

**MCALPINE:** McAlpine mentioned that he and Tyler Kent discussed Belle Tire as it relates to the Art Van property. It appears the two future developments do not line up with each other. McAlpine advised this will need to happen to see what changes will need to be made to one or both of the proposed projects. Once this has been ironed out and we know where everything is going, further comments will be provided. The Art Van project will require a Site Permit and Rule 5 Permit. Storm sewer calculations showing how the pipes have been sized are required. Torrenga will provide the necessary calculations. McAlpine conveyed that the detention pond is owned by Valparaiso City Utilities; therefore, detention is not required for any of the remaining empty lots in Porters Vale. McAlpine mentioned that he is curious about how much remaining capacity there is within the 42" line. McAlpine will review this when he looks at the drainage calculations. One thought is to discharge to the ditch independently and pitch the pipes to the northwest; however, this may not be needed. This will need further discussion. Torrenga asked if Engineering has any calculations that show anything about the development or should Torrenga come up with something concerning the remaining capacity. McAlpine indicated he will provide the drainage calculations for the Meijer development. McAlpine wants additional consideration given to provision of some type of water quality treatment device to cleanse the runoff before it leaves the site. McAlpine requested a drainage easement behind the proposed Art Van store for the proposed storm sewer work. The Meijer Store drains in a northerly direction through what will become private property owned by Art Van, and there needs to be an easement allowing for the drainage pattern in this this location. Torrenga indicated they will contact Meijer concerning this issue.

**KENT:** The property is zoned Commercial General. The project is within the SR49 Overlay. Kent mentioned that in 2006 Lauck received a use variance allowing for commercial retail to be permitted within this zoning district. The calculation for signage is 3 sq. ft. of signage per one linear foot of building

frontage. A 6 ft. tall monument-style sign is permitted within the corridor. Rohn indicated they have not yet identified the type of signage they will use. Kent conveyed that this site is unique because it is no longer part of Porters Vale and it is under a different ownership. Signage out on SR49 and specifically out on SR2 will be difficult because they will be considered off-premise signs. All refuse containers within the SR49 corridor are required to be located within the principal building. The side yard setback is 15 ft. and the rear yard setback is 30 ft. The maximum lot coverage is 75% within the corridor. The minimum landscape ratio is 25%. The final development plans will need to show these calculations. The on-lot landscaping requirement is 9 large trees, 18 small trees and 50 shrubs per acre. The landscaping requirement within the dedicated open space is 10 large trees, 15 small trees and 40 shrubs per acre. The requirement for parking lot landscaping is 1 large tree per 8 parking spaces and 4 shrubs per 4 parking spaces. Kent conveyed that a 324 sq. ft. landscape island is required for every 16 parking spaces. It appears a couple of islands will be required for the eastern parking lot. Torrenga said this will have to be rearranged because of the 30 ft. easement. Kent mentioned there is a requirement for landscaping along SR49 and it needs to be included in the Landscape Plan. A wing wall will be required for the truck bay. Kent asked if there will be compactor on the backside of the building. Lynn explained that when a semi-load of furniture is delivered, the furniture is unpacked, and all packing material is loaded back onto the semi and taken back to Detroit. Torrenga mentioned a compactor is included on the plans, but it will be removed. Rohn indicated they will probably have a small garbage container on site. Rohn said the garbage container could be incorporated into the truck bay, but they will need to discuss this issue. If they decide this is not possible, a dumpster enclosure will be provided. Kent indicated it will be necessary to refer to Article 2, Section 2.406 for the dumpster standards. Kent conveyed the dumpster enclosure will require gates at the front, a mandoor and landscaping on three sides. Bicycle parking is required, and the calculation is 1 bicycle parking space per 10 regular parking spaces, with a maximum of 10 bicycle parking spaces. The use of either an inverted "U" rack or wave rack is acceptable. Submittal of a Photometric Plan as part of the Building Permit process is required. Details concerning the light poles are necessary. Refer to Section 9.501 for lighting standards. Kent conveyed that the non-residential design standards will apply. Kent presented building details that were approved under the old zoning code for the original development in 2006. It will be necessary to blend the buildings with the design standards and what was approved in 2006 under the old zoning code. This will require more discussion. Kent asked if the building projections on the front face are 6 ft. Rohn indicated there is no distance of 8 ft. or greater. The building is less that 80 ft. The main

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bump-outs are 6 ft. and the others are either 2 ft. or 4 ft. Kent said there is no elevation for the north side of the building. Rohn gave Kent a copy of this elevation. They will submit plans with this elevation; however, if during the construction process they find a tenant they can lease to and add on, they will not build this, they would connect directly to it. Kent indicated it will be necessary to look at all the sections within Division 11.500. Kent conveyed there have been several projects within the City that used EIFS. However, this material is deteriorating and is being removed. Kent suggested using Nichiha Board. Rohn said using Nichi Board should not be a problem. Kent said the parapet wall on the west side elevation needs to hide the HVAC systems, or they need to be screened so they are not visible from SR49. Providing a detail will be necessary. Kent mentioned there are provisions in the code that after a primary plat is approved there is an 18-month period to submit for the second plat. If the 18-month period expires, it is necessary to go through the primary plat process again. This will require public notice, etc. Kent asked Torrenga to confirm when Lot 12 was platted. Torrenga said Lot 12 was part of the original plat and believes a portion may have been replatted for Meijer. Kent believes this happened prior to the UDO. Kent said sub-dividing the property and the secondary plat will be required before permits can be issued. Submittal of colored building elevations is required. A Zoning Clearance is required for this project. A Sign Permit is required. Kent said it is important that Art Van, Belle Tire and John VanderToll work together to figure out the development layout. It is difficult with a parcel of land that was part of an overall commercial development that is no longer part of that. The City wants to see consistency in the development and access through these parcels. Kent has reached out to Belle Tire and they will be contacting him later this week concerning their revised plans. It may make sense to have everyone meet to discuss the issues. Kent mentioned that right-of-way dedication for the roadway extension to the north was discussed last week. The City has plans to put a bridge over the Canadian National railroad tracks at some point to connect to the Lakes of Valparaiso to the north. This will be a major north/south connection from U.S. 30 up to 500N. As part of the replat process with Belle Tire, Art Van and Porters Vale Development, the City is requesting a replat to submit these all at the same time so that the City can get the 60 ft. (30 ft. on the east and 30 ft. on the west) of right-of-way for the roadway.

**ON BEHALF OF THRASHER:** A Construction Design Release from the Indiana Department of Homeland Security will be required. A local Building Permit will be required. All contractors working on the project must be registered with the City prior to issuance of permits.

**ZHOU:** The following comments apply to the Stormwater Pollution Prevention Plan (Sheets C6.0 to C7.3). Sheet C6.0 – this plan set shows that the two sections of existing storm sewer going through the vacant lot to the southeast and proposed parking lots are 36” in diameter. However, the plan from another development indicates they are 42”. This needs to be checked and clarified. Silt fence is proposed across the swale at the northwest corner of the project. In general, silt fence should not be installed at areas with concentrated flow. Some other measures may need to be proposed. If the flow is slow and gentle, silt fence may work, but the contractor needs to check it. In the SWPPP legend, the note for the temporary construction entrance/exit is “gravel or mat required only where there is no existing asphalt” Actually, trackout control mat is also required when there is existing asphalt because asphalt paving doesn’t work well at cleaning mud from tires. Please revise this language. The legend shows a “Dewatering Structure” but Zhou did not see it on the drawing. Please delete the legend, if dewatering is not anticipated to take place. The legend indicates “posting shall be placed at Campbell Avenue right-of-way. This project is not close to Campbell Avenue. Please revise this language. Note #5 below the legend mentions soil excavated from “Pool Area”. Please revise. On Sheet C7.0, Item A7 Hydrologic Unit Code, the code was omitted. Please provide a HUC code. The pre-construction and post construction estimate of peak discharge was omitted. Please provide the estimated peak discharges. Item A18 (soil map) says “refer to the soil map on Sheet C6.0, but the soil map is not on Sheet C6.0. Sheet C7.1, Post Construction component – please read through the section and make sure unnecessary information is deleted.

**DALY:** The Fire Department follows the 2014 Indiana Fire and Building Codes. Daly is aware the building will have sprinklers. Daly asked if there will be separate entrances for Pure Sleep and the future addition. Rossman said this is all one building. The addition will be permitted separately. Daly said it will be necessary to contact Tim Stites ([tstites@valpo.us](mailto:tstites@valpo.us) or 219-462-8325) prior to the beginning of construction concerning the placement of the Fire Department Connection. Daly said the best location for the FDC may be at the back of the building. A horn/strobe and FDC signage installed above the FDC is necessary. Daly conveyed the fire alarm must be addressable. Fire extinguishers, emergency lights and exit signs must meet code. Outdoor emergency lighting is not permitted. Daly asked if there will be any high-rack storage. Lynn indicated there will be no high-rack storage. The plan is not to store furniture, but to move it out as quickly as possible. Daly conveyed that the correct address needs to be on or above the main entrance. Aisle widths must be to code. Daly is aware a hydrant will be added to rear of the building and that there are existing hydrants out front. All inspections required during the construction process should be

scheduled through the Building Department. The facility will be subject to annual inspections by the Fire Department. Rohn asked if a Knox Box will be required. Daly conveyed a Knox Box is required and should be located at the front of the building. The box should be installed 5 ft. to center.

**GESKEY:** Geskey said the water is acceptable. The 10" will be continued to the edge of the property. Geskey conveyed an auto-flusher will be required at the end of the line. Geskey asked if the service for the future addition will be installed now. Torrenga said it will be installed now so they do not have to tear up the asphalt. Geskey said a contract for the water main extension through the Board of Directors at VCU will be required. Geskey will prepare the contract for the contractor and developer. Geskey needs a parts cost breakdown from the contractor doing the installation. Geskey will be the contact for the water. Rossman asked if there is a fee associated with the main extension. Geskey said the fee is 10% of the contractor costs for VCU engineering and inspections and the cost of the meter. Geskey said there are no tap fees for water. Geskey conveyed there is a yearly fee for the water meter on the domestic for fire. Geskey said it appears they want to put in a manhole structure. Geskey said this is acceptable; however, tying into the manhole is not permitted. It will be necessary to tie-in to one side of the manhole or the other. Two services will be required, and they will each be independent. A sewer main through the middle of the parking lot is not required. Geskey said they can do two connections straight into the building. Geskey conveyed a sewer cleanout for each lateral within 5 ft. of the building will be required. The sewer tap fees and permit come through City Hall. Rossman asked how these fees are calculated. Geskey believes they are calculated by the size of the meter.

**SCOTT:** Submittal of an internal plumbing plan is required. Scott requested an internal floor plan.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Storm Sewer Calculations
- Drainage Easement (between Meijer and Art Van)
- Right-of-Way Dedication
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit

Contractors Registered with the City  
Photometric Plan  
Provide Light Pole Detail  
Dumpster Enclosure  
Wing Wall (Truck Bay)  
Bicycle Parking  
Screen HVAC Units from SR49  
Submit Colored Building Elevations  
Zoning Clearance  
Secondary Plat  
Property Subdivision  
Contact Tim Stites for FDC Placement  
Addressable Fire Alarm  
Knox Box  
Provide Parts Cost Breakdown (Main Extension)  
Contract for Water Main Extension  
Cleanouts for Each Lateral  
Internal Plumbing Plan  
Internal Floor Plan