

MEETING: Site Review Committee
SUBJECT: Proposed Storage Building
ADDRESS: 4503 Airport Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 30, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Adam McAlpine, Engineering Director
(219) 462-1161 / amcalpine@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / psscott@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

Kevin Coros, McMahan
(219) 462-7743 / kcoros@mcmgrp.com
Jason Gilliana, Owner
(219) 405-0217 / jason@gilliana.net

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed storage building to be located at 4503 Airport Drive . 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 project was site reviewed in 2017 for the existing building and the proposed expansion. Because of the time that has elapsed, another site review is necessary. Originally, this was supposed to be and “L” shaped building. Now the plan is to have two separate buildings. Impervious square footage will remain the same. There will be pavement between the two buildings. The drainage and landscaping will remain the same. There will be modifications to the parking on the south side. There will be an overhead door on the east side of the new building.

STAFF COMMENTS:

MCGINLEY: Since there are no improvements to the public right-of-way and City services will not be utilized for trash or recycling, McGinley presented no comments for this project.

THRASHER: A Construction Design Release from the State of Indiana will be required. A Building Permit will be required. Thrasher asked if this will be permitted as a shell building or a complete building. Gilliana said it will be permitted as a complete building. All contractors working on the project must be registered with the City. Any signage will require a permit. All inspections required through the construction phase must be scheduled through the Building Department.

KENT: This project is located within U.S. 30 Overlay. The maximum lot coverage is 75% and the minimum landscape ratio is 25%. It will be necessary to show these percentages on the plans. Coros conveyed these percentages are shown on C1.0. Kent said there is a requirement for industrial buildings to have a projection on the front face of the building. In this case it will be the east side of the building. The bump-out must be at least 2 ft. for either 20 ft. or 20% of the building façade facing the road. A modification of design will be required. Referring to Article 11, Section 11.502 for the standards will be necessary. Kent advised that the building material required is either brick, stone or limestone on the east elevation. Referring to Section 11.507 for these standards will be necessary. Kent asked if there will be an HVAC system mounted anywhere on the site. Gilliana said there will only be interior heaters. Kent asked for the roof pitch. Coros indicated that it is 3.5:12. Kent said the average requirement is 6:12 or 12:12. Referring to Article 11, Section 11.508 for these standards is necessary. Kent advised that colored building elevations will be required for this project. Thrasher said these have been received. Kent requested that the elevations call out all building materials being used. The dumpster enclosure for both the main building and the proposed building must meet the standards of Section 2.406. The material for the enclosure needs to be stone or brick with a mandoor and front gate. Kent said the dumpster enclosure needs to be one foot above the dumpster. The calculation for parking is 2.5 spaces per 1,000 sq. ft. of useable floor area.

MCALPINE: A Site Permit will be required covering items related to erosion control and utility connections. McAlpine advised that the connections for water and sewer will have to have their own separate connection to the sanitary and water line. The plans show the connections to the existing lateral. The address for the proposed building will be separate from the existing building. The appropriate address will be 4503 Airport Drive. Parking stalls are being shown in front of the bay; therefore, it will be necessary to revise the parking lot layout.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. Stites asked what will be stored in the building. Gilliana said it will be general storage and similar to what is being stored in the existing building. Stites asked if the building will be rented. Gilliana confirmed that it will be rented. Stites

advised no high-pile storage will be allowed. Stites requested the address be placed not only on the monument sign, but also on the building itself.

SCOTT: Scott asked if there will be any internal plumbing or floor drains. Gilliana said there will be stubs for a future bathroom. They may also put spigots on the outside of the building. Scott requested they provide an internal plumbing plan.

GESKEY: The water service must tie-into the water main. A service drop will be required. Geskey will be the contact for the water service. Backflow protection will be required. The contact for the backflow is Shaun Shifflett. Contact information was provided. The sewer needs to be tied-in at the main. It will be necessary to cut into the road and tie-in next to the line going to the existing building. A clean-out must be installed within 5 ft. of the building. Geskey advised the Sanitary Sewer Permit goes through City Hall.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- Revise Parking Lot Layout
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Internal Plumbing Plan
- Zoning Clearance