



MEETING: Site Review Committee
SUBJECT: New Warehouse Building
ADDRESS: 1556 Lincolnway
PRELIMINARY SITE REVIEW
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 Dept.	(219) 462.1161
amcalpine@valpo.us	
Paul Scott, Water Reclamation	(219) 464-4973
psscott@valpo.us	
Mark Geskey, Utilities	(219) 462-6174
mgeskey@valpo.us	
Nate McGinley, Public Works Director	(219) 462-4612
nmcginley@valpo.us	

LOCATION: City Hall
DATE: November 13, 2018

PRESENTERS:

Ken Blaney, Blaney Management
 (219) 916-2142 / kenblaney@aol.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed new warehouse to be located at 1556 Lincolnway. 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 is a proposed replacement for the building that burned. The building will be 70 sq. ft. x 72 sq. ft. and will be located on the east portion of the north section of the property. Only one building is being proposed. The buildings will not be attached. There will be a 60 ft. space between the back left building and the new building. The space will be used by A. J.' s Car Detailing.

STAFF COMMENTS:

THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. All contractors must be registered with the City. Signage will require a permit.

ON BEHALF OF THE FIRE DEPARTMENT: The City follows the 2014 Indiana Building and Fire Codes. Annual fire inspections are required. The initial fire inspection for new construction needs to be scheduled through the Building Department.

MCGINLEY: Since there are no frontage improvements involved with this project, Public Works has no comments on the project. McGinley asked if a private waste hauler will be used for trash and recycling. Blaney said he already has a service that picks up three times a week.

KENT: The property is zoned INL, Light Industrial. There is language within the Unified Development Ordinance that states an office shall not occupy no more that 20% of a floor area of the boundaries of the zoning district. This needs to be kept in mind for continued uses running in and out of these store front areas. The Landscape Ratio requirement is .30 for the overall site. Kent asked if the two lots were ever combined. Blaney said it was discussed. Kent said the Gross Floor Area Ratio is .903 and the Net Floor Area Ratio is 1.290. These calculations need to be shown for the overall development. The front yard setback is 30 ft.; side yard setback is 15; rear

yard setback is 30 ft. The calculation for parking is 1 space per 500 sq. ft. of floor space. On-lot landscaping is 2 large trees, 4 small trees and 35 shrubs per acre. The open space landscaping requires 10 large trees, 15 small trees and 17 shrubs per acre. Kent mentioned the parking lot is developed. The Unified Development Ordinance does require a landscape buffer. The buffer is shown on the plan. Blaney explained that pine trees have been planted along the lot line to buffer the church. Referring to Article 11, Division 11.500, Section 11.502 for non-residential design standards will be necessary. These are basically the same standards for offsets and permitted building materials for the front face as those required by the September 30, 2014 site review for the Blaney Plaza. Providing the roof pitch on the plans is necessary. Kent requested a color copy of the building elevations. Kent asked if there will be another dumpster on the site. Blaney explained since trash is picked up three times a week there is no need for another dumpster. Kent asked if there will be additional lighting. Blaney said they will be using wall packs. A Zoning Clearance is required.

MCALPINE: A Site Permit covering utility connections and erosion control is required. McAlpine requested a grading plan showing the finished floor elevation relative to the existing parking area and surrounding grades. McAlpine asked if the area between the two buildings will be green space? Blaney said he will use this area for parking.

SCOTT: Scott requested submittal of an internal plumbing plan.

GESKEY: Geskey mentioned that plans show a new fire hydrant and a direct connection. Blaney said a new hydrant is not part of this project. Geskey asked how the water will be brought to the building. Blaney indicated they will connect to the water line off Emmetsburg. Geskey said this will be acceptable and contacting Geskey when they are ready for the connection will be necessary. Backflow will be required.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Erosion Control Plan
- Detailed Site Plan
- Backflow Prevention
- Contractors Registered with the City
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Colored Building Elevations
- Show Gross Floor Area Ratio, Net Floor Area Ratio
- Internal Plumbing Plan
- Zoning Clearance