

**MEETING:** Site Review Committee  
**SUBJECT:** GMMB Storage Addition  
**ADDRESS:** 3408 Enterprise Avenue  
**PRELIMINARY SITE REVIEW**

**LOCATION:** City Hall  
**DATE:** May 28, 2019

**IN ATTENDANCE:**

Tyler Kent, Planning Director  
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Vicki Thrasher, Building Commissioner  
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Bill Laird, Engineering Dept.  
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Erik Hellmuth, Engineering Dept.  
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Tim Stites, Fire Department  
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Paul Scott, Water Reclamation Dept.  
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Mark Geskey, Water Dept.  
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Nate McGinley, Public Works Director  
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**PRESENTERS:**

Steve DeBold, Chester, Inc.  
(219) 465-7555 / [sdebold@chesterinc.com](mailto:sdebold@chesterinc.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed storage addition to be located at . 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:** The project is located in Lot13B of Eastport Centre at 3408 Enterprise Avenue. It is the existing building of First American Management. There is an existing small office in the front with storage in the back. There is an existing parking lot and existing utilities. A 1,500 sq. ft. storage addition is being done. There will be no penetrations to the existing warehouse space. This will be a separate space. Twelve parking spaces will be added. The existing dumpster will be removed, and a new dumpster will be created at the end of the drive. Drainage flows south to an existing swale that runs directly into the existing subdivision detention pond.

**STAFF COMMENTS:**

**MCGINLEY:** Since this is an expansion to an existing building and no right-of-way improvements or changes are being made, McGinley provided no comments on the project.

**LAIRD ON BEHALF OF ADAM MCALPINE:** The Site Plan and the drainage calculations have been reviewed. Everything is appropriate and acceptable to the Engineering Department. No other comments were provided. A Site Permit will be required.

**THRASHER:** Thrasher if the project is intended to be part of the existing use and not a separate tenant space. DeBold said it will not be a tenant space. Thrasher asked if there was any intent in the future to rent the space. DeBold the space will not be rented out. Thrasher indicated a Construction Design Release from the State of Indiana will be required prior to permits being issued. A Building Permit will be required. All contractors must be registered with the City prior to issuance of permits.

**KENT:** The property is zoned BP. The gross floor area ratio is .450; the net floor area ratio is .519. Kent mentioned these calculations will be required and will need to be shown on the plans. DeBold said the calculations are shown on Plan C2. Kent asked if any additional signage is being considered. DeBold said there will be no additional signage. The requirement for parking is 1 space per 1,000 sq. ft. of warehouse area. The property to the south is zoned INH and the property to the north is zoned BP. There is a requirement for a bufferyard between the two uses. DeBold said when this property was developed a variance was received for a bufferyard. Nothing can be placed in the area because it is an existing subdivision swale. Kent indicated there are landscape standards above and beyond the bufferyard requirements for warehousing because it is a limited use within the BP Zoning. DeBold asked if the landscaping is based on the zoning. Kent explained it is based on the zoning and the use within the zoning district. This is zoned Business Park and the criteria is stricter for bufferyards that abut or are within the Business Park. Business Parks also allow for hospitals, universities, etc. Kent mentioned that warehousing is a limited use within the Business Park zoning. Kent asked for the specific use for this project. DeBold said they will be storing mail boxes, signs, etc. Kent requested DeBold to provide written detail regarding the use. Kent will review this detail and if the use is considered warehouse and transportation, a Class E bufferyard will be required. Colored elevations for the building addition will be required. These can be included as color swatches within the final building plans. We need to ensure the colors match. A Zoning Clearance will be required.

**STITES:** The Fire Department follows the 2014 Indiana Fire and Building Codes. Stites is aware this building will not be sprinkled. No high pile storage or pallet

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rack storage will be allowed. All inspections required during the construction phase of the project must be scheduled through the Building Department. The building will be subject to annual fire inspections.

**SCOTT:** Scott asked if there will be any floor drains. DeBold said there will not be any floor drains. Scott said the Sheet A3.1 shows addition and remodel work. Scott asked what type of remodel work is being done. DeBold said a couple of offices will be framed off in the existing storage area, there will be a new wall in the hallway and a door. There will be no plumbing changes. Scott presented no other comments.

**GESKEY:** Geskey asked if there will be any changes to the water or sewer coming into the building. DeBold said there will be no changes. Geskey provided no other comments.

**ISSUES TO BE RESOLVED:**

- Erosion Control Plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Zoning Clearance
- Provide Written Detail for the Use
- Provide Colored Elevations