

MEETING: Site Review Committee
SUBJECT: 65,000 SF Flex Building
ADDRESS: 2650 Barley Road
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: June 18, 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
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Tim Stites, Fire Department
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Mingyan Zhou, Engineering Dept.
(219) 462-1161 / mzhou@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

George Douglas, Indiana Beverage
(219) 464-2337
george.douglas@indianabev.com
Todd Slack, Indiana Beverage
(219) 464-2337
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Ryan Kelly, Holladay Properties
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Dave Tiemens, Tiemens Land Surveying
(219) 987-2828 / dtiemens@netnitco.net

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed new 65,000 SF flex building to be located at 2650 Barley Road. 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 name of this project is Blue Jay 1 and it is a 66,000 sq. ft. flex building. This is a speculative project and will be constructed for up to six (6) tenants. There may be some moderate office in the front and storage/warehouse space in the rear. The front of the building will face SR49 and will have store front/office type entrances. The rear of the building will have loading docks and drive-in doors. The building will try to accommodate different types of uses. The building sits on a 12 acres parcel and will take up approximately 5.5 acres. Potentially, there could be a phase two building to west of this flex building. The building will have 24 ft. clear height. The material being used is precast concrete panels with store front glazing. The building will have aluminum awnings. This building will not be connected to Indiana Beverage. The lot recently went through a minor subdivision and is a legally separated lot. There is a legally recorded easement for drainage purposes back to the pond to

the west that owned by Hans Puschel. The Indiana Beverage site drains to this pond. There is a recorded easement for lot 2 that will also drain into the Hans Puschel pond.

STAFF COMMENTS:

MCGINLEY: McGinley asked if there is an existing sidewalk/pathway waiver. Kent believes there is a pathway waiver under the 2011 site review minutes. It will be necessary to see if there is a dedication required, or at least the waiver to allow for the City to construct the pathway in the future through a Federal or Regional grant. McGinley is assuming the existing cul-de-sac will remain the same and they will tie-in to it for the entrance. The curb and gutter stop short of the cul-de-sac McAlpine believes the understanding was the cul-de-sac was a temporary turn-around and future extensions would extend the roadway along the frontage. The curb and gutter probably stop short because the cul-de-sac was temporary. McGinley asked if there is willingness to continue the curb and gutter on the west side of the cul-de-sac to the entrance. Typically, with new construction, there is a requirement for the curb and gutter to be extended long the front. Douglas said he is open to this suggestion.

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

KENT: The property is zoned INL, Light Industrial. Referring to Table 2.201B, Non-residential Uses, for the permitted uses within this zoning district will be necessary to ensure future tenants are a permitted use within the INL zoning district. The property is located within the SR49 corridor. No outdoor storage is permitted. There is a requirement for a 30 ft. wide green belt buffer along SR49. Kent mentioned the Landscape Plan shows this green belt buffer. There is a 90 ft. setback for building heights of less than 36 ft. The side yard setback is 15 ft. and the rear yard setback is 30 ft. The minimum lot size is 1 acre and this site meets that requirement. The maximum lot coverage is 75% and the minimum landscape ratio is 25%. These calculations need to be shown on the final plans. A 6 ft. tall monument sign is permitted along SR49. The percentage of transparency on the front face of the building needs to be shown on the final plans. Referring to Section 11.500 for development standards is necessary. Transparency requirements are shown in Section 11.506. Kent asked if the HVAC units are visible. Kelly said the heating units are inside and generally roof top units are set back. Kent said these need to be hidden as much as possible. The mechanical equipment standards are in Section 11.500. On-lot landscaping requires 2 large trees, 4 small trees and 35 shrubs per acre. The requirement for open space landscaping is 10 large trees, 15 small tree and 17 shrubs per acre.

Parking lot landscaping requires 1 large tree per 8 parking spaces and 1 shrub per 4 spaces. A landscaping island is required for each 16 parking spaces. The landscape island must be 324 sq. ft., or half of this for the halfway width for the parking spaces that do not abut one another. The loading docks are located behind the building. Referring to Article 2.406 for solid waste collection standards is required. Landscaping is required around the dumpster enclosures. A man-door is also required. The calculation for signage is 3 sq. ft. of signage per 1 linear foot of building frontage facing right-of-way. Parking requirement for Light Industrial is 1 parking space per 500 sq. ft. of useable floor area. Kent said it will be necessary to contact Kyle Kuebler, Executive Director, Porter County Airport to ensure the building is within the clear zone area and to obtain any permits that may be required. A Zoning Clearance will be required for this project.

ON BEHALF OF PAUL SCOTT (WATER RECLAMATION): An internal plumbing plan will be required for each tenant space. What types of tenants/uses does Appletree Ventures hope to attract? Kelly said there will be light warehousing with moderate support offices. A separate site review and CDR will be required for each tenant. A Grease Trap and Interceptor Survey was provided. Please contact Scott directly with any questions. (Contact Information: Telephone: 219-464-4973/Email: pscott@valpo.us.)

ZHOU: Zhou is interested in storm water quality control during and after construction. A Rule 5 Permit for the construction stage will be required. A SWPPP will be required. Zhou said some of the information on Sheet C0 is incorrect and appears to be part of a previous project. It will be necessary to review and correct the information. Providing a post construction Operation and Maintenance Manual is necessary.

MCALPINE: A Site Permit will be required for this project covering utility connections, erosion control and right-of-way cut. It will be necessary to provide the total impervious surface area. McAlpine stated Barley Road needs to be improved to the northern property frontage (along the frontage of the proposed building) as was done along the Indiana Beverage site. Douglas asked if the road extension is a requirement for this project. The property to the north is in the county and it is undeveloped. Why is it necessary to extend the road now? Two points to contact to the right-of-way are not needed. Douglas envisioned that when the property to the north was developed that would be the time to extend the road and utilities. Douglas has talked to the owners of the northern property and there are no plans to develop this land. McAlpine said the improvements will have to happen at some point and it helps move development along to the north. McAlpine said further discussion can take place concerning this issue. It appears that the water main was only extended up to the northeast

side of Indiana Beverage. This will also need to be extended along the right-of-way up to the northern property frontage. If there is no Sidewalk Waiver Form in the file, it will be necessary to provide a completed form. This simply obligates the owner to install a sidewalk or pathway if the City plans for a future sidewalk/pathway. The storm sewer pipes look complete. McAlpine will need to see pipe calculations for how pipes were sized. It will be necessary to provide calculations for the sizing of the forebay work at the western end. Tiemens explained his calculations. McAlpine suggested further discussion. A Drainage Report is required. McAlpine stated that the runoff for Indiana Beverage went to the west. If any water from this site goes east toward the bypass, it will need to be contained. McAlpine conveyed that sewer connections are not allowed to connect to manholes. There will need to be wye connections into the main line.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required during the construction phase need to be scheduled through the Building Department. The project will be subject to annual fire inspections. The main fire alarm will be housed in the room in the southwest corner. Stites said the Fire Department Connection needs to face the south wall. The Knox Box can be installed next to the door. Stites clarified that only one Knox Box will be required for the building.

GESKEY: Geskey reiterated that the sewer cannot be tied into a manhole. It will be necessary to tie-in on the opposite side of the manhole with a wye connection. A cleanout within 5 ft. of the building is required. Geskey is aware they are stubbing past the building for future use. The water will need to come from the right-of-way with two services – one for fire and one for domestic; however, if there is an easement, the Water Department can own the water leg since there is a lot behind it. McAlpine interjected that the recent minor subdivision shows an easement along the rear side of Indiana Beverage. If there is ever a desire to loop the water, running an easement might make sense to tie into the north/south easement. Douglas said moving the water line from the south may not be practical. There is an easement, but there is no room. Tiemens indicated they would have to go through pavement to move the line. Geskey conveyed a 20 ft. utility easement will be needed. An auto-flusher will be required at the end of the line. Geskey asked if there is a drain to tie into. Tiemens indicated they will tie into the storm sewer next to it. Backflow protection will be required. Geskey mentioned the permit for the sanitary sewer will come from City Hall. Geskey will contact IDEM concerning the water main. A Notice of Intent to Construct the water main will be needed. McAlpine mentioned that a Waste Upload Capacity Letter signed by the City will be required for the sanitary sewer.

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ISSUES TO BE RESOLVED:

Landscape Plan
Erosion Control Plan
Rule 5 Permit
Operation and Maintenance Manual (Post Construction)
Provide Total Impervious Surface Area
Provide Pipe Calculations for Sewer Pipes
Provide Calculations for Forebay Sizing
Drainage Report
Detailed Site Plan
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Contractors Registered with the City
Signage/Fencing Permit
Show Transparency Percentage for Front Face on Final Plans
Contact Kyle Kuebler, Porter County Airport
Zoning Clearance
Utility Easement
Auto-flusher at end of line
Notice of Intent to Construct (water main)
Waste Upload Capacity Letter (sewer main)
Internal Plumbing Plan for Each Tenant Space