

MEETING: Site Review Committee
SUBJECT: Boardworks Building
ADDRESS: 1203 Formula Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: June 18, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Adam McAlpine, Engineering Director
(219) 462-1161 / amcalpine@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us
Carley Lemmon, Planning Dept.
(219) 462-1161 / clemmon@valpo.us

PRESENTERS:

Steve Pease, Stephen Pease Architect
(219) 4647957
steve@stephenpeasearchitect.com
David Toker, Marcus Jones LLC
Bill Ferngren, Ferngren Law
(219) 771-0155 / bill@ferngrenlaw.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Boardworks Building located at 1203 Formula 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 is an existing building. The building is 3,840 sq. ft. The project is a remodel. The warehouse open plan is being changed to self-storage units. The only change to the exterior will be adding doors for the storage units. The layout for the storage units automatically creates a hallway on the interior. This project has been sent to the State for plan review and they have a release. There is existing plumbing on the northwest side of the building that serves the office space.

STAFF COMMENTS:

MCGINLEY: Public Works is concerned with trash and recycling services and anything within the right-of-way. The improvements are internal and there are no changes to the right-of-way, McGinley provide no comments. There may be a chance that Public Works might service the building for trash and recycling. McGinley suggested they contact Public Works.

ON BEHALF OF VICKI THRASHER, BUILDING COMMISSIONER: The Building Permit Application and Construction Design Release have been

received. If there are any questions, please contact Thrasher at (219) 462-1161 or vthrasher@valpo.us.

KENT: There was a site review meeting in 2015 concerning the back portion of the property that had not been constructed. Will this project be moving forward anytime soon? Ferngren said they are trying to decide what type of use will be best. Fire hydrants have been discussed with the Water Department and Fire Department. The possibility of allowing underground storage rather than a series of detention basins has been discussed with the Engineering Department. This opens the potential opportunity to have storage on the opposite side of the building instead the larger units that were more desirable years ago. People are looking for smaller units. Buffering has already been added to the rear of the property. Kent mentioned this project was last site reviewed in 2015. Site reviews are only valid for one year, so another site review will be required. The current project is zoned Light Industrial. Is the intended use for storage and space will not be leased for office space? Pease said the office space located in the corner is for the site manager. If the buildings start transitioning into other uses, other than a storage facility, it will be necessary to look at parking, etc. The parking for restaurants in the commercial zoned district is just to the north. The current work entails adding walls, the hallway and doors. Pease confirmed the addition of walls, doors and switching out the HVAC system. The HVAC system will need to be discussed with Vicki Thrasher. There will be no plumbing or additional electrical work. A Zoning Clearance is required for this project.

MCALPINE: All work is internal. McAlpine provided no comments on the project. If they decided in the future to build the building to the east, or pull a site permit, then the on-site detention requirements can be discussed.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required during the construction phase will be scheduled through the Building Department. The project may not be subject to annual fire inspections. Stites will make this decision once he has an opportunity to inspect the project.

GESKEY: Geskey is aware there is water going into one bathroom in the building. Water Department records indicate there is no backflow protection; however, if no seals are broken on the plumbing, the Water Department will not make them install backflow protection. The project is grandfathered.

ON BEHALF OF PAUL SCOTT, WATER RECLAMATION: Will there be any chemical storage. Toker said the lease prohibits storage of hazardous materials. Scott requested an internal plumbing plan for the remodeled building. Kent suggested they contact Scott to let him know no plumbing changes are being made. Scott can be contacted at (219) 464-4973 or pscott@alpo.us.

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ISSUES TO BE RESOLVED:

Detailed Site Plan
Site Improvement Permit
State Design Release (already received)
Building Permit
Contractors Registered with the City
Zoning Clearance