

MEETING: Site Review Committee
SUBJECT: MAAC North Addition
ADDRESS: 4203 Montdale Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 30, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Carley Lemmon, Planning Dept.
(219) 462-1161 / clemmon@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:

Robin Witte, Larson-Danielson
(219) 362-2127 / rew@ldconstruction.com
Stewart McMillan, Task Force Tips
(219) 548-1024 / sgmc@fft.com
Will Barnett, MAAC

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed MAAC North Addition to be located at 4203 Montdale 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: Witte explained that this is a small addition to an existing training facility. There will be training bays and classrooms on the southern part. The northern part is for police training, with a small classroom and a workshop area. This project mimics what is at the south. It is a lean-to type wood structure with a concrete floor. They will be tying into existing sanitary sewer. The north wall is a one-hour rated fire wall. Kent asked for the square footage. Witte said the existing building is almost 11,000 sq. ft. and the addition is 3,500 sq. ft. Witte mentioned it is sprinklered.

STAFF COMMENTS:

MCGINLEY: It appears all work will be internal and there will be no work that will affect the right-of-way or street. McGinley presented no comments on this project.

THRASHER: Thrasher asked if this is the project that already has a Construction Design Release. Witte said the CDR they have is for a prop project and was submitted to the state because of the steel structure. Thrasher feels that inspections will be needed for the project because there are State inspectors at the training. Something needs to be worked out to do inspections or issue a permit on the limited scope to ensure that everything is being seen. Even though it is a simple building, it makes sense to have a record in case the building ever gets converted to any other type of use. Thrasher indicated she will work directly with Witte on this item. Witte indicated the North Addition project will be fully submitted. Thrasher conveyed a Building Permit will be required for the North Addition. All contractors working on the project must be registered with the City. Any signage will require a permit. Thrasher is aware that a Sign Permit application has been submitted. McMillan said this Sign Permit application is for a third project and not for the project being discussed. It is a directional sign and it will be placed on Industrial Drive at the Task Force Tips property to direct individuals to the MAAC facility.

LEMMON: Lemmon provided no comments on the project.

KENT: There is a requirement under item #2 of the Site Development Agreement for landscaping along the newly constructed road on the southern end of this parcel. Kent said since it is too late in the season to plant trees, the landscaping can be planted at a future time.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required during the construction phase must be scheduled through the Building Department. The facility will be subject to annual fire inspections.

MCALPINE: A Site Permit will be required, and it will cover local erosion control. McAlpine said the plans show the removal and replacement of storm sewer structures and pipe. McAlpine requested more detail. Witte explained that the storm sewer structures are existing, and they are being relocated. McAlpine indicated rims, inverts, and pipe sizes and slopes are needed.

GESKEY: Geskey is aware they will be tying in to the existing sanitary sewer. He asked how long the run will be. Witte said it will be approximately 50 ft. Geskey explained that if the run was 100 ft. or more, a cleanout would be required. Geskey mentioned they could have a cleanout within 5 ft. of the building, or they could take the two 45's and set a manhole with a turn in it. Geskey believes this is their best option. Geskey said since there will be no change to the water coming into the building, he had no other comments.

SCOTT: The plans indicate a workshop with a floor drain. What type of work will take place in the workshop? Barnett said it will be used for maintenance of the

facility. Scott mentioned there is also an area for bunker gear cleaning. What type of cleaning takes place? Barnett said this is a washer extractor. Stites explained it is like an industrial washer that removes contaminants from fire gear. Scott said the trench drain has an evaporative pit and there does not appear to be a connection to any piping. Witte said they are not tying the trench drain in. Witte said if there needs to be any heavy duty washing of vehicles, it will be done in the existing bays that have a triple basin. Scott presented an Industrial Waste Water Survey to be completed and returned to Water Reclamation.

ISSUES TO BE RESOLVED:

- Landscaping Along Road
- Erosion Control Plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Complete and Return Industrial Waste Water Survey