

MEETING: Site Review Committee
SUBJECT: Dennis's Garage
ADDRESS: 1407 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: September 17, 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
(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:

Tom Krueger, K2 Construction
(219) 531-5353 / tomkrueger@k2valparaiso.com
Dennis Brandy, Dennis's Garage
(219) 462-6121 / dennisbrandy@yahoo.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed rebuild of Dennis's Garage to be located at 1407 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: Mr. Brandy owned the building that burned down last June. The transmitter for the Christian radio station was located in the building. A temporary trailer with temporary power currently houses the transmitter. However, the Building Commissioner wants a permanent structure. Brandy wants to rebuild the building exactly the way it was before the fire. The building will meet current standards. Brandy had thought about expanding the building footprint; however, he has decided not to do an expansion and wants to keep the foundation that is there in place. The structure will be one-story. There will be an office and possibly a future bathroom. The only utilities will be gas and electric. The intended use will be some storage and space to work on antique cars. It will not be used as a business.

STAFF COMMENTS:

MCALPINE: To clarify, McAlpine said the existing footprint of the existing foundation will be used. There will be no changes to the grades. McAlpine asked if anything will be done outside the envelope of the building. Brandy said there will be no changes. McAlpine indicated a Site Permit covering erosion control is required. A 10 ft. right-of-way dedication will be required along the frontage of Lincolnway. Lincolnway is identified as a corridor and within our Unified Development Ordinance, it requires 80 ft. of total right-of-way. Whenever a permit is pulled by a property owner, it is necessary to ensure the right-of-way along this parcel's frontage is dedicated. Now there is only 30 ft. of right-of-way on the north side; therefore, an additional 10 ft. of right-of-way will need to be dedicated. McAlpine indicated the Engineering Department can assist with putting the appropriate documents together. McGinley mentioned that the public sidewalk is not within the public right-of-way. McAlpine mentioned the dedication will need to go before the Board of Works for acceptance.

THRASHER: The project must be submitted to the State of Indiana for a Construction Design Release. It appears the existing foundation is on the property line. Typically, this is not permitted by Building Code or Zoning Code. Using the existing foundation may not be possible. The building might have to be moved to the west. Thrasher explained the code talks about having at least 5 ft. from the property lines; otherwise a fire wall will have to be built, and this can be expensive. The building cannot be built to the property line without having some kind of fire separation. There will need to be at least a 2-hour separation. Thrasher said this information is in the Building Code and it is based on the type of construction and the use. It will be necessary to comply with the Building Code for the building construction and use. Thrasher said there is a problem with the separation between buildings. Krueger stated the buildings are approximately 20 ft. apart because the building will not be expanded. Thrasher said if the building separation is 20 ft. then this will not be an issue. A Building Permit is required. All contractors working on the project must be listed on the application and registered with the City. Any signage will require a separate permit. Submittal of one set of paper plans and one set of PDF plans is required. Thrasher questioned if a separate address is needed. Krueger said NIPSCO just called it the back of the building. Thrasher advised if space is going to be rented out, there should be a restroom. Thrasher suggested the restroom be included in the State submittal.

KENT: Kent asked about the building square footage. Krueger said the office space is 378 sq. ft. and the remainder is 966 sq. ft. for a total of 1,344 sq. ft. Kent needs to look at this further to determine the setback requirements and the maximum size of an accessory building. The setback requirement for the east

side could be a minimum of at least 3 ft. and possibly as much as 10 ft. After checking the Unified Development Ordinance, Kent determined the required side yard setback is 5 ft. Krueger asked if a variance would be possible. Kent said they could seek a variance. Kent conveyed that this project is located within the Eastgate Overlay and there are additional standards that may or may not apply to this property. Kent will have to look at the building designation, i.e. an accessory structure or a new structure on the site that would have to comply with the Eastgate Overlay Standards. Submittal of colored building elevations is required. Kent asked what the exterior building material will be. Krueger indicated they are working through this, but it will be a siding material. Kent conveyed if the structure is considered an accessory structure, it must match the primary structure. The plans will need to include the landscape ratio. The minimum is 15% on the entire site. Kent would like to see landscaping at the front of the existing building. Kent is aware there is hard surface at the front of the building. It appears someone is parking on the front hard surface area. Parking is not allowed in front of the buildings along this area. There appears to be ample parking along the side of the building. Kent highly recommends landscaping in the front and the removal of the sign concrete base. The plans need to include calculations for Gross Floor Area Ratio and Net Floor Area Ratio. The maximum for Gross Floor Area Ratio is .431 and the Net Floor Area Ratio is .507.

STITES: The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase of the project must be scheduled through the Building Department. Once construction is completed, the building will be subject to annual fire inspections.

MCGINLEY: McGinley mentioned he is not aware of any sidewalk issues in front of the building. The sidewalk was done during the Eastgate project. McGinley asked if the City provided trash and recycling services for this site. Brandy said there is a dumpster. McGinley said that typically the City does not provide these services to a business; however, there shouldn't be a problem if there is a dumpster.

GESKEY: Geskey asked if there was a bathroom in the building before. Brandy indicated there was a bathroom. Geskey asked where the water and sewer come from. Brandy said these utilities come from the front building. Geskey mentioned if this building has a separate address, it will be necessary to install a new water and sewer line. However, if the address remains the same, nothing has to be done. Geskey explained that if the bill does not get paid and the water is shutoff for the front building, the back building will not have water.

SCOTT: Submittal of an internal plumbing plan for the bathroom will be required. Scott asked there will be floor or trench drains in the garage area. Brandy said

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there is an existing floor drain. Krueger said they will close off this floor drain. Scott agreed that this is the best way to handle this issue. Scott asked how disposal of waste oil, fluids, chemicals, etc. is handled. Brandy said oil is changed at a lube facility and there are no chemicals. Scott asked for clarification on storage of chemicals, used oil or spill prevention. Brandy said there may be five gallons of oil from something being worked on; however, this is disposed of immediately. It is not stored. Brandy said they may store WD40. Scott requested a list of what will be stored and where it will be stored.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- Right-of-Way Dedication (10 ft.)
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- Fire Wall (2-hour)
- State Design Release
- Building Permit
- Contractors Registered with the City
- Submit One Paper Set and One PDF Set of Plans
- Contact Porter County Health Department
- Signage/Fencing Permit
- Submit Colored Building Elevations
- Remove Concrete Sign Base
- Zoning Clearance
- Possible Variance for Side Yard Setback
- Internal Plumbing Plan
- Provide a List of Items Stored and Where Stored