

MEETING: Site Review Committee **LOCATION: City Hall**
SUBJECT: Wise Guys Discount Liquors **DATE: December 17, 2019**
ADDRESS: 2154 Morthland Drive
PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vtrasher@valpo.us
Adam McAlpine, Engineering Director
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Mingyan Zhou, Engineering Dept.
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Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

Steve DeBold, Chester, Inc.
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Bob Billick, Weiss Entities
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Mark Babcock, Chester, Inc.
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Mark Anderson, Anderson & Anderson
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Jake Manzo, Abonmarche
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Wise Guys Discount Liquors to be located at 2154 Morthland 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 Wise Guys Discount Liquors and it will be located at 2154 Morthland Drive. This is directly behind the existing McDonalds, directly east of the existing Strack and VanTil and west of Curry Motors. The property is 4.85 acres. As mentioned, there is a McDonalds currently on the property and already developed. The storm water for the McDonalds is handled through their own storm water system and releases out towards an existing storm sewer system within the frontage road. The property for Wise Guys is towards the north of the property. There is overgrown brush and small tree area all the way to the north of the site and the remainder of the site is grass, except for the existing asphalt located on west portion of the property. The liquor store is just under 10,000 sq. ft. located just behind

McDonalds Restaurant. The existing drives will be utilized. They will be providing 24 additional spaces directly in front of the building. A sanitary sewer connection will be westward into the existing Strack and VanTil parking lot. The Strack & VanTil property is also owned by Don Weiss. They will tie-in to an existing 8" pipe that leaves the sanitary manhole. The water connection will be exiting the northeast corner of the building and will travel south in between McDonalds and Curry Motors. The tie-in will be in the frontage road area. The water shed is shown on Sheet C3. They will be taking some of the existing water shed from the Strack parking lot. The existing drainage flows in an eastern direction and exits through Curry Motors property. They plan on keeping the same drainage path and exiting in the same location. There is approximately 30 cfs that leaves the site at this point. Water will be directed into the proposed storm sewer in front of the building and direct it to the detention pond. The water will go through a sediment forebay and then leave the site through a standpipe structure. They can release at 1.71 cfs; however, they will further reduce that outlet with a 4" orifice hole and release at .57 cfs.

STAFF COMMENTS:

KENT: The property is zoned CG, Commercial General. Kent advised that there are some Indiana laws concerning alcoholic beverage sales. The project is located within the U.S. 30 Overlay District. The maximum lot coverage requirement is 75% and the Landscape Ratio is 25%. When subdividing, it will be necessary to make sure the McDonalds site complies with the standards or they will have to appear before the Board of Zoning Appeals to seek relief from the standards. A 6 ft. tall monument-style sign is allowed within this corridor. Signage is based off the building frontage and the calculation is 3 sq. ft. of signage per 1 linear foot of building frontage. Kent stated there is requirement within the zoning code for 60% of the building façade to be glass, measured between 3 ft. and 8 ft. Kent asked if there has been any thought to having cross access easements via Coolwood to the west. This needs to be discussed. Kent was told that cross access agreements already exist. Kent stated that the 22 ft. building height is acceptable. The front yard setback is 90 ft; the side yard setback is 15 ft.; the rear yard setback is 30 ft. The minimum lot size is ½ acre and minimum lot width is 100 ft. They will need to look at the lot width requirement at the time of subdividing the lots to make sure there is at the 100 ft. minimum. If the minimum width does not exist, it will be necessary to seek a variance. Kent said they need to look at the front yard setback too. Referring to Article 2, Section 2.406 for dumpster enclosure standards will be necessary. The dumpster enclosure elevations will need to be included in the building permit. Kent asked if there will be a loading dock. DeBold said that on the north side of the building there is a connecting drive with existing pavement. This is the

loading area. The dumpster enclosure will also be in this area. The loading area will be hidden by a wing wall. DeBold said the building coverage is at 49% for the entire site. It will be necessary ensure that the property complies once the parcel is subdivided. If it does not comply, a variance will be required. Kent conveyed that colored building elevations are required for the proposed Wise Guys building. A Zoning Clearance will be required. The plans will need to include the bicycle rack details. Submittal of a Photometric Plan is required.

FAHEL: Sheet P1 shows a washroom and storage area. There are two floor drains in the washroom, and these are acceptable. Fahel asked the purpose of the two floor drains in the storage area. DeBold said this will be storage for the liquor and the floor drains are there in case of a spill. Fahel stated that Water Reclamation would prefer no floor drains in the storage area. There is a mop sink for spills. Fahel asked if there will be any chemicals over 5 gallons that will be kept on site. There will be no chemicals.

ZHOU: Comments will concern storm water quality management both during and after construction. A Rule 5 Permit will be required. A SWPPP is required. Submittal of a post-construction BMP Operation and Maintenance Manual is necessary. Zhou mentioned that DeBold had submitted the plans; however, Zhou has not reviewed the submittal. Zhou did mention that at a glance it does appear to be sufficient. Zhou will check the plans and provide any further comment that are necessary.

MCGINLEY: Public Works is concerned with solid waste and recycling services and anything within the City right-of-way. There is a dumpster pad, but a private waste hauler will be used. McGinley mentioned there is an on-going Coolwood right-of-way issue. However, it does not necessarily have to do with this project. McAlpine interjected that this was discussed in a separate meeting. The plan is that as part of the plat a piece will be pulled out so that it will be official.

GESKEY: Geskey mentioned that they had discussed the water going all the way to the frontage road. The sanitary sewer ties in where he checked the manhole. DeBold said there were a couple of cleanouts that were checked. The line leaving the manhole they will be tying into is an 8" line. There is an existing service that comes out of Strack into a manhole. They pulled the lid, and this appears to be a grease trap. When it leaves there, it ties into the same manhole. Geskey said that means there are two places on one sewer, but if it is 8" it can be done if the owner is the same for both properties. Geskey said he needs to verify that it is 8". Geskey said they will tie-in on the other side of the manhole. A cleanout within 5 ft. of the building is required. Backflow protection will be required for the water service. Geskey is aware there will be no fire service.

STITES: The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase should be scheduled

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through the Building Department. The facility will be subject to annual fire inspections. Stites asked if there will be a fire alarm system. They do not know if there will be a fire alarm. Stites conveyed that if a fire alarm is installed, it will be necessary to register the system with the Police Department. Registration is done on the Police Department website.

THRASHER: A Construction Design Release from the State of Indiana is required prior to issuance of Building Permits. All contractors working on the project must be listed on the Building Permit application and registered with the City prior to issuance of the permits. Signage will require a separate permit.

MCALPINE: McAlpine mentioned that the drainage calculations have been received and they are still be reviewed. McAlpine said a sewer easement allowing the tie-in to the other sewer line needs to be granted to Wise Guy Liquors. This can be a separate document, or it can be shown on the plat. Geskey interjected the agreement needs to state that both properties will maintain the line once it is tied into the main. DeBold understands that connections are not allowed to public manholes. However, all the laterals are connected to manholes. Does it still need to be connected on the other side of the manhole or can they just go through the manhole? McAlpine advised that current standards do not allow connections to manholes. McAlpine asked if a tree survey is necessary. Thrasher said although Kent did not mention a tree survey, it is probably a good idea. DeBold said the trees are dying and there is nothing of real value. DeBold said they will be adding arborvitae every 10 ft. Thrasher said if it just scrub brush and there are no trees to save, this needs to be noted on the plans. Thrasher suggested speaking with Kent. McAlpine mentioned information regarding trees is in our UDO. If the trees are smaller diameter or considered invasive, we overlook this. However, if it is of a certain size and type, and it needs to be removed then there is a replacement ratio. In some cases where there is a lot of tree clearing and there is no intention of replacing all the trees, there is a maximum cap and then it is necessary to pay into the tree fund. DeBold mentioned there are some trees to the north they can try to save. McGinley said the UDO states that tree replacement shall be based on of the below ratio for every non-exempt tree of 10" DBH or greater that is removed. It appears that 10" is the minimum. This information is in Article 10, Division 10.600, Section 10.603. McAlpine asked if the large spillway shown on the plans is really needed. Grassy vegetation might hold up just as well. Some form of an easement from the neighbor to the east allowing the concentrated flow will be required. This easement will be a condition of permit issuance. DeBold stated that this is the natural, existing drainage flow through that property. Nothing is being changed. McAlpine stated that the City is not in a position to give permission to drain their water in a concentrated fashion on to a neighbor's

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property. The neighbor might say they give permission; however, they might also say they want the water piped. McAlpine suggested discussing this with Currie. McAlpine mentioned the stripping. Could the stalls across from the McDonalds perpendicular stalls be made perpendicular as well. McAlpine said this can be discussed after the site review.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Erosion Control Plan
- Rule 5 Permit
- SWPPP Plan
- Easement Allowing Water to Drain on Neighboring Property
- Right-of-Way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Provide Colored Building Elevations for Wise Guys
- Include Bicycle Rack Details
- Provide a Photometric Plan
- Zoning Clearance