

MEETING: Site Review Committee
SUBJECT: HealthLinc Warehouse
ADDRESS: 2411 Valley Drive
PRELIMINARY SITE REVIEW

LOCATION: Zoom – City Hall
DATE: February 9, 2021

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Carley Lemmon, Asst. Planner
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Vicki Thrasher, Building Commissioner
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Bill Laird, Engineering Dept.
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Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Matt Zurbriggen, Engineering Dept.,
(219) 462-1161 / mzurbriggen@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Adam McAlpine, McAlpine Consulting LLC
(219) 252-9647
mcalpine.consulting@yahoo.com
Robin Witte, Larson Danielson Construction
(219) 575-6084
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Joan Bondi, Healthlinc
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed HealthLinc warehouse building to be located at 2411 Valley Drive. Lemmon 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 a warehouse building to house the HealthLinc medical bus. HealthLinc's corporate office is located at 2401 Valley Drive. HealthLinc purchased approximately one (1) acre of land from the Redevelopment Commission to be used for this purpose. The property to the west of HealthLinc is a large, vacant parking lot. There is also another parking lot to the north (Lot 2). Larson Danielson will be the construction company. The building was designed by Robin Witte. McAlpine has attempted to illustrate how the warehouse building will fit on the property and how the medical bus will navigate into the building and then exit the building to make the turning maneuvers and make its way back to Valley Drive. McAlpine mentioned that the

approach off Valley Drive will need to be widened. When the bus exits, it will be going against the direction of traffic. McAlpine said there are angled parking spaces that send traffic to the west. The bus will be exiting to the east. However, this is the only way to get the bus out of the property. McAlpine conveyed that HealthLinc wants to “green up” the property. Grass is being proposed for the area to the north of the warehouse building. McAlpine stated there will also be rain gardens to filter the runoff. The total project limits are less than one acre. There will be a restroom in the building. The sanitary sewer and water are on Valley Drive. These services will be extended to the warehouse building. There will be a cleanout just outside the building. Buried electric will be relocated on site and guardrails will be removed.

STAFF COMMENTS:

LAIRD: Currently this is a large parking lot. Will the striped stalls to the south of the proposed building remain? McAlpine said the plan for now is that they remain in place. The Site Plan shows three (3) parking stalls immediately adjacent to the building. One of these spaces is for handicapped parking. In the future, HealthLinc may want to do something on this property. At this point, they are only proceeding with what is represented on the plans and trying to stay within budget. Laird asked if the parking lot is utilized. Witte stated it is not utilized as a parking lot. The lot is currently being used for the vaccination trailers, but this is not permanent. Laird is aware of the rain garden on the north end of the property. Are there any quality or quantity calculations associated with the rain garden? McAlpine stated that he will provide calculations during the next submittal. It will be based on the water quality volume. Laird conveyed that a Site Permit, Right-of-Way Permit and Sanitary Sewer Permit are required and are available through the Engineering Department.

ZURBRIGGEN: Providing pre- and post- runoff rates will be necessary. Currently, there is a large parking lot connected to this lot. Will this cause any issues for the adjacent property owner for any connections in the future. McAlpine stated that he has not talked to the property owner. Witte said conversations have not occurred, but the lot is not being utilized now. McAlpine mentioned that there will still be egress available for that lot. It will not be locked in. An egress easement would have to be obtained for the trucking school to the north. McAlpine reiterated that there have not been any discussion allowing egress through this property.

STITES: This building appears to be approximately 300 ft. from the road. McAlpine agreed. Stites said a fire hydrant will not be needed. The turning radius appears to be on par with the largest Fire Department truck. All initial inspections are scheduled and coordinated through the Building Department. After occupancy has been issued, the facility will be subject to annual Fire

Inspections. Stites said that Bob Franko at VNA (southwest) is on the board for Healthlinc. This will be an easy contact for the parking issue.

FAHEL: Fahel asked about the building use. Witte said the building will be used for vehicle storage for the medical bus and marketing storage. There are storage rooms at the southern part of the building. Fahel asked if there will be any pharmaceutical or medical items stored. Witte said items will be stored in the medical bus. Bondi asked for clarification concerning chemicals. Fahel said Water Reclamation would be interested in any chemicals that would be stored in bulk, but specifically pharmaceutical chemicals. Bondi said there will not be any bulk storage. Fahel mentioned there is a large trench drain inside the garage. Will this trench drain tie-into something or will it be vactored out periodically? Witte said the trench drain will be tied into the sanitary sewer and the drain was meant more for melting snow on the mobile unit. Fahel said typically Water Reclamation prefers that any type of floor drain, or trench drain not be attached to the sanitary sewer. Submittal of an internal plumbing plan is necessary.

MCGINLEY (ON BEHALF OF MARK GESKEY): Prior to installing the sewer, it will be necessary to contact Mark Geskey for pricing and installation information. Due to the long 300 ft. sanitary lateral run, VCU requests the clean out next to the building as shown and also highly recommends a clean out installed roughly half-way (150 ft.) within the lateral run. The clean out half-way would land in the driveway to the business. Clean outs are plastic pipe risers. VCU recommends a metal valve box be installed around the cleanout and a metal valve box lid stamped "SANITARY" be included. Snowplows and vehicle traffic could not damage the plastic clean out. There is an existing sewer tap 10 ft. south of the north manhole (just north of the drive). It will be necessary to figure out a way to squeeze them in between the manhole and the tap or work around the tap. We believe this goes to the HealthLinc building on Valley Drive. McGinley conveyed that it will be necessary to contact Shaun Shifflett concerning the meter for the building. Questions should be forwarded to McGinley or Mark Geskey (mgeskey@valpo.us).

THASHER: A Construction Design Release from the State of Indiana is required prior to issuance of a Building Permit. All contractors must be registered with the City. Thrasher asked if they are considering signage. Witte stated they have not planned on signage. Thrasher conveyed that the Zoning Clearance and the Site Permit Application can be submitted with the Building Permit application.

SHRADER: This building seems like an accessory structure versus a stand-alone. However, it could be considered either. The standards for a stand-alone, principal structure on its own lot has more requirements. Shrader said the way to go is to combine the parcel they purchased with the mother parcel. Then it will be a true accessory structure. Witte interjected that this has already been done.

Shrader said we need to check into this issue. Shrader asked if there are any parking agreements with neighbors. Shrader knows that the RDC was not using the lot at all. Neither McAlpine nor Witte were aware of any parking agreements. McAlpine suggested contacting Stu Summers. Shrader said her concern is if people are using the parking on the site somehow to fulfill the requirement, are we making them non-conforming by taking out any parking. If there are no parking agreements, then this is a moot point. We need to double check that if you want to continue to allow the pedestrian access with parking to the west, we do not cut off their access with the rain garden or work this into the design so that it will still be acceptable. McAlpine said this will be easy enough to do. The carriage walk could be relocated, or the drain space can be modified. Shrader said the setbacks are fine. The building is behind the principal structure and it is small enough that is under 25% of the principal structure. Shrader asked about the height of the building. Witte said it is 19 ft. at the eaves. Shrader advised that we measure from the mid-point between the peak and the edge. Witte said it will be approximately 19-1/2 ft. Shrader said the maximum height for any accessory structure is 17 ft. If it is over the 17 ft., it will require a variance. Lemmon mentioned that the Plat Committee minutes from April 2020 show that the lots were combined. Therefore, it will be considered an accessory structure. We need to check to make sure everything was recorded correctly. Witte believes the County was okay with everything that was provided. Lemmon reiterated that a Zoning Clearance will be required. If there are colored building elevations, they need to be submitted.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Right-of-Way Permit
- Sanitary Sewer Permit
- Site Improvement Permit
- Provide Pre- and Post- Runoff Rates
- Detailed Site Plan
- Provide Internal Plumbing Plan
- State Design Release
- Building Permit
- Contractors Registered with the City
- Colored Building Elevations (if available)
- Zoning Clearance