

**MEETING: Site Review Committee**  
**SUBJECT: Westwind Subdivision**  
**ADDRESS: 3850 Vale Park Road**  
**PRELIMINARY SITE REVIEW**

**LOCATION: Zoom**  
**DATE: July 6, 2021**

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
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Carley Lemmon, Asst. Planner  
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Vicki Thrasher, Building Commissioner  
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Bill Laird, Engineering Dept.  
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Nate McGinley, Water Dept.  
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Tony Fahel, Water Reclamation Dept.  
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**PRESENTERS:**

Todd Leeth, Hoepner, Wagner, Evans  
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Ed Recktenwall, Olthof Homes  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed to be located at . 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 an annexation at this time. There is only a concept plan. The petition before the City is an annexation with zoning. Leeth said they will come back with a more detailed, engineered plan when they are in the subdivision process. There will be a public hearing with the Plan Commission on July 13<sup>th</sup>. The overall project is 143 acres and is immediately west of Pepper Creek Subdivision on U.S. 130. The project abuts Tower Road. Olthof is proposing approximately 243 homes, with four (4) different housing styles, but it will all be residential. There will be some paired villas and villa homes. There is a wetland consultant and some wetlands have been identified on the property. There is no access to U.S. 30 on the current concept plan. There are two (2) access points on Tower Road. Olthof will be

seeking the Suburban Residential (SR) Zoning. The current zoning designation is R2, Medium Density, in the County. There will also be some variances. They are planning on using some cluster development standards under the City ordinance and will require some BZA variances as well. The contiguity is nearly 60% so the contiguity requirement is more than met.

**STAFF COMMENTS:**

**LAIRD:** At a conceptual level, Engineering does not have any comments on the project. Once the subdivision process begins, Engineering will be interested in site drainage, utilities, detention, runoffs, etc. Laird said at this level the only thing he would like to start a conversation about concerns the cul-de-sac at the southeast end of the development. There appears to be some wetlands south of there. Is there any possibility to connect to U.S. 130 through that cul-de-sac? Leeth said from an engineering standpoint he does not know if this is even possible. It was his understanding that there is a desire not to connect there, but he is not sure if Pepper Creek was opposed to this, if there was a traffic and safety reason, or if there is an environmental reason. Recktenwall stated it was more of an environmental issue because Pepper Creek would have to be crossed and there are also significant wetlands in this area. It would be very challenging to cross these two obstacles and put a road through.

**ZURBRIGGEN:** Zurbruggen said the detention ponds may outlet into the County. However, this might not be known at this time, but if they do, Valparaiso's runoff rate is .5 CFS an acre and if runoff outlets to the County, their runoff rate is .13 CFS an acre which is a drastic reduction. This may affect the pond sizing.

**MCGINLEY:** McGinley deals with the water and sewer services. He is aware that Recktenwall has been in contact with Steve Poulos. The development will get water service from a 12" water main extension off of U.S. 130. It will be necessary to take this north into the subdivision. Olthof has been presented a exhibit and details concerning fire flow and sizing information. There will be a 12" pulled through the development and an 8" that comes off of that. The sanitary service will be a low-pressure force main, gravity within the subdivision but then a low-pressure force main from a lift station that will ultimately dump into the west side sewer at Froberg Road. McGinley asked if Recktenwall received information concerning all of the recent conversations with DLZ and Poulos. Recktenwall confirmed he is aware of the conversations. Conversations will continue once the detailed development plans come together.

**FAHEL:** At this point in the project, Water Reclamation does not have many comments. If at some point there is an internal plumbing plan for each of the different home styles, Water Reclamation would like to receive copies.

**THRASHER:** Some of the lots along the cul-de-sac have more pie-shaped or very little back yard. Thrasher requested they be mindful of how the lots will be

used to ensure homeowners have the yards they need to do what they want after construction is complete. Lemmon asked if Thrasher had any comments from Tim Stites, Fire Department. Thrasher said with everything being so preliminary, and not knowing road widths, etc., he would not have many comments. The Fire Department will need to be able to get through the subdivision. The cul-de-sacs will need to be large enough for the Fire Department to move through with their equipment. More detailed plans will be required before true comments can be provided. Thrasher asked if the paired villas will be split before or after construction. Recktenwall said they will be split before.

**SHRADER:** It will be necessary to make sure that the lot widths are meeting the minimum size, especially with the paired villas. If the lots do get small enough that it does not look like there is room for any sort of accessory structures in the rear yard, it would be helpful if this is reiterated in the covenants and restrictions when they are developed. In some of the subdivisions, we find that small lots that have big homes Planning is constantly running into this issue. Any sort of communication that could be provided for buyers by the developer that they will not have room for sheds, swimming pools, etc. It will be helpful if this information is communicated to them clearly up front. For the annexation, Shrader is mainly concerned with what is happening at the eastern edge of the property. An SR zoning is being sought, there is ER to the east and Pepper Creek, for this an A Class bufferyard on either side. Most of the Pepper Creek western boundary the bufferyard is above and beyond an A Class. It will be necessary to make sure it is clearly communicated to the neighbors that there will also be an A Class built in on the Westwind side. Shrader would prefer to see something similar to what is around the other edges of the site, where there is a landscape buffer that is commonly owned so that it does not deteriorate when the home owner moves in. There is a lot of buffer between Lots 19 through 26. Shrader wants the A buffer actually drawn in and commonly owned. In the single-family area, Lots 20, 21, and 22 there is no Class A buffer on the Pepper Creek side, so both buffers must be shown on the Westwind side. In order to accommodate this, Shrader is wondering if the cul-de-sac needs to swing a little to the west. These are the main things towards the annexation discussion. There will be other things to discuss once we get into the subdivision process. Shrader asked Leeth and Recktenwall if this is something that they can commit to and communicate as part of the annexation discussion with the Plan Commission and City Council. This will help smooth the process with neighbors. Recktenwall said in the western half with the paired villas and villas will all be maintenance-free. Accessory structures are not allowed in these areas. Backs yards in these will be primarily be open and clear for passive use. Recktenwall said he can accommodate the buffer on the Estate lots and the east side. He will swing the

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cul-de-sac a little further west to get the A buffer in there. Shrader asked if two A buffer yards can be accommodated for in a segment on the single-family lots to the south. Recktenwall asked if this means double the width or double the plantings. Shrader conveyed it will be both double width and plantings. Recktenwall asked what the width will need to be. Shrader said a Class bufferyard is 10 ft. wide, so it will need to be 20 ft. wide for two A buffers. The plantings consist of 1 large tree per 100 linear feet, 2 small trees per 100 linear feet, and 17 shrubs per 100 linear feet. Recktenwall stated there will be no problem to accommodate the two Class A bufferyards. Leeth said this is entirely appropriate in the southeast corner. Up in the northeast corner a buffer is not needed. There is 190 ft. of woods on the Pepper Creek side. Shrader asked if they wanted to go over the lot widths. Recktenwall conveyed the paired villa lots will be 90 ft. wide (45 ft for each side unit); the villa lots will be a minimum of 60 ft. wide; the single-family home lots in the southeast will be a minimum of 75 ft.; Estate lots will be a minimum of 90 ft. Shrader asked if an analysis has been done concerning the variances that may be required for the project. Leeth stated no analysis has been done.

**ISSUES TO BE RESOLVED:**

Issues that need resolution will be provided once more detailed plans are provided and another Site Review is scheduled.