

**MEETING: Site Review Committee**  
**SUBJECT: Belle Tire**  
**ADDRESS: 105 Porters Vale Blvd.**  
**PRELIMINARY SITE REVIEW**

**LOCATION: Zoom**  
**DATE: August 10, 2021**

**IN ATTENDANCE:**

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  
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Nate McGinley, Water Dept.  
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Tony Fahel, Water Reclamation Dept.  
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**PRESENTERS:**

Christopher Enright, Enright Architects  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Belle Tire to be located at 105 Porters Vale Blvd. 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 will be a 10,000 sq. ft., 10-bay automotive retail tire and retail parts facility in the Porters Vale subdivision. The site is south of the Meijer store. Access will be from the rear through the Porters Vale PUD. Enright mentioned they have received the appropriate variances and special use approval from the Board of Zoning Appeals. Enright believes landscaping requirements are met. They have the appropriate customer vehicle parking. The focus of Belle Tire is the sale of tires and auto parts, as well as the installation of both. There are 8 bays that face the parking areas and most of these bays are used for service and parts installation. There are 2 bays facing north on the access road and they are designated for alignments. All sales and transactions happen at the south end of the building in the showroom where customers wait. The tire storage and inventory are at the northwest portion of the building. The entire building is fully suppressed meeting all NFPA requirements. The business hours will 8:00 a.m. to 8:00 p.m. two days a week; 8:00 a.m. to 6:00 p.m. three days a week; 8:00 a.m. to 5:00 p.m. on Saturday and closed on Sunday.

**STAFF COMMENTS:**

**LAIRD:** A study was done on this development in 2006. The study stated that no detention is required for the group of outlots on the south end of the development where this Belle Tire is proposed to go. However, due to the current City standards, this drainage assessment would likely not be accepted. The City intends to reach out to INDOT to discuss this further since these lots, including the Belle Tire lot discharge directly into INDOT's right-of-way. Both the Engineering Director and the Chief Deputy Engineer feel that we need to get some input from INDOT to get some direction on the handling of the storm water. Hand and hand with that is the requirement to achieve 80% of total suspended solids removal for the storm water on site so a hydro-dynamic separator or an aqua swirl may be required. Laird knows when this site was reviewed at another location in this development a hydro-dynamic separator was going to be a requirement for that site. Laird feels the same applies for this site. Laird conveyed that Engineering will be willing to work with them on how to achieve that 80% total suspended solids removal, but they do need to see how that will be achieved. Laird mentioned that Planning may have some comments on parking since the site appears to be over-parked. In the south part of the lot additional green space could be possible. This could also be utilized to achieve the 80% total suspended solids and potentially some type of storm water management on site. There will be permits for the project through the Engineering Department. A Site Permit, Erosion Control Permit and Sanitary Sewer Permit for connection to the building are reviewed by and approved through the Engineering Department but submitted to the Building Department.

**FAHEL:** Fahel asked if oil changes will be done at the facility. Enright said it is not the main focus of their business, but oil changes are done from time to time. Fahel next asked if they will be doing coolant changes. Enright is presuming they do this type of work but does not know this for a fact or how often this type of work may be done. Fahel requested the submittal of a detailed plumbing plan including the separators. Fahel will also provide a Mercury Waste Disposal Survey and Used Oil and Chemical Disposal Survey to them for completion.

**MCGINLEY:** McGinley conveyed that he has no issues with the fire service, domestic water service or the irrigation service as shown on the plans. These installations to the City main will be coordinated through Utilities. McGinley will be the contact person for this work. His contact information is shown on the front page. The facility will require backflow for the irrigation and domestic water services. This work and the meter installations must be coordinated through Shaun Shifflett. Shifflett can be contacted at 219-462-6174, Ext. 1322 or [sshifflett@valpo.us](mailto:sshifflett@valpo.us). McGinley stated the 10 x 8 x 10 tap to the main will be a hot

tap. Utilities does not want a tee. McGinley said the sanitary service is fine as shown on the plans. There is a cleanout within 5 ft. of the building along with other cleanouts at the bends on the lateral. The connection to the City sewer is correct. There is a tap already installed on the main, 2 ft. outside of the existing manhole. McGinley deferred any comments concerning the fire service or hydrants to Tim Stites. McGinley reiterated that the Sanitary Sewer Permit will go through the Engineering Department. Utilities will follow-up with inspections.

**STITES:** The fire protection contractor will need to contact Stites prior to beginning work. All initial inspections must be scheduled and coordinated through the Building Department. After occupancy the facility will be subject to annual fire inspections.

**THRASHER:** A Construction Design Release from the State of Indiana for the building construction as well as for the sprinkler and fire alarm systems will be required. A local Building Permit is required. Submittal of one full set of paper plans and one full set of PDF plans (civil and architectural) is required. The Building Permit application, building plans, Site Permit application, Sanitary Sewer Permit application and Zoning Clearance application must be submitted to the Building Department. All contractors working on the project must be registered with the City before permits can be issued. Signage will require a separate permit.

**LEMMON:** This property is zoned Commercial General (CG) and is located between two Signature Corridors, the LaPorte side as well as the SR49 Corridor. As previously mentioned, Belle Tire went in front of the Board of Zoning Appeals on June 16, 2021 and requested variances to allow for a light automobile service use within the SR49 Overlay District as well as varying the required yard abutting the corridor from 90 ft. to allow for a building of 36 ft. in height or less to allow for a setback of 40 ft. and varying the transparency requirements along the primary and secondary facades. Referring to Article 5, Section 5.303 for the signage standards will be necessary. Lemmon mentioned their sign company has contacted her concerning what is permitted in the district. Lemmon advised that they do exceed the minimum requirements for parking and asked if there was a reason for the excess parking. Enright said they try to provide between 45 and 50 parking spaces. Sometimes they will have more. Since there is not a nearby parking lot where they would have a shared parking agreement, they want to ensure they have enough spaces for customer parking and do not create parking problems. Lemmon said there is leeway if they want to adjust the parking. Planning likes to see parking kept to the minimum parking required so there is not excess impervious surface. Lemmon recommended they continue to work with Engineering in case the parking needs to be adjusted. Pursuant to Table 9.201, the parking requirement for light automotive service for general is 1.5

spaces per 1,000 sq. ft. or 4 spaces per bay as shown on the plans and 1 loading space per 20,000 sq. ft. All parking information can be found in this section, including bicycle parking. Lemmon mentioned a Photometric Plan was included with the submittal for site review and it does appear to meet our standards. The lighting standards are found in Section 9.501. Parking lot fixtures should be cast downward to the parking area and the maximum height of a freestanding fixture is 25 ft. in height. Lemmon cautioned that they need to be mindful with the lighting because of the signature corridors around this site. Lemmon asked that they discuss the views from LaPorte and SR49 concerning their landscaping. If driving on these corridors, will people see mostly landscaping or building. Enright said it will be a combination of both. On that side of the building there are no bays just vertical windows. There is nothing necessarily negative from that view. It looks like a single-story, brick and stone retail building. There is plenty of space for landscaping. Lemmon conveyed that on-lot landscaping standards are in Table 10.301. On-lot landscaping includes 9 large trees, 18 small trees and 50 shrubs per acre. Parking lot landscaping standards are found in Table 10.304. Parking lot landscaping for Commercial General will include 1 large tree per 8 spaces and 1 perennial, shrub, or ornamental grasses per 4 spaces. Lemmon said their plans appear to meet the standards and this information is being included for the record. The design standards for SR49 are located in Section 11.304. This section speaks to outdoor storage as well as configuring the loading berths so there are no visible street views from SR49. It will be necessary to provide and maintain a Class D bufferyard along the property line abutting the corridor's right-of-way to the west. Information on the Class D bufferyard can be found in Table 10.402. Parking should be located behind the principal building with respect to the corridor whenever practical. This section also covers setbacks for the yard abutting the corridor for buildings 36 ft. in height. However, this is one of the variances requested. The parking lot setback is 30 ft. The commercial and industrial lot dimensions are shown in the section. Lot coverage is 75% and the minimum LSR is 25%. The nonresidential design standards are found in Article 11, Section 11.500. There have been conversations concerning transparency and architectural features and ensuring the building meets these standards. Refer to Section 11.503 and 11.502 for the visual interest and building dimensions. Any window graphics being considered need to have a 50% opacity to allow for view into the building. Building materials and roof structure materials can be found Section 11.507 and Section 11.508. Lemmon stated most of the information mentioned above has been adjusted for in their plans. It is being included for the record. Lemmon conveyed a Zoning Clearance will be required and it should be submitted with their Building Permit package.

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**CHRISTOPHER ENRIGHT:** Mr. Enright asked Scott Peruski if he is clear on the storm water comments. Mr. Peruski said a water quality unit is specified and it is initially spec'd to meet the City's aggressive particle filtration standard. They have every intention of providing a unit that will meet the standard. They will wait and see regarding the request for detention, but they will certainly try to be flexible and understanding with what the City requires. Mr. Enright asked how they determine what the standards are. Will they have to wait for a response from INDOT? Laird stated that Engineering will be reaching out to INDOT and getting their take on discharging storm water into their right-of-way since SR2 and SR49 are INDOT's rights-of-way. Other than that, the Engineering concern was looking at standards that were approved versus what the current standards are within the City. Laird will try to get a better direction for that use sooner than later so we can move forward. Laird stated the Engineering Department will work with them to achieve whatever may be required. Engineering is flexible and creative, and they have no problem working with Enright to think outside the box to achieve these goals. Laird requested their patience for a couple days to get direction from INDOT and provide them with the information.

**ISSUES TO BE RESOLVED:**

- Erosion Control Permit
- Sanitary Sewer Permit
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- Submit Internal Plumbing Plan
- Submit Mercury Waste Disposal Survey (provided by Fahel)
- Submit Used Oil and Chemical Survey (provided by Fahel)
- State Design Release (Building, Sprinkler System, Fire Alarm System)
- Building Permit
- Submit Full Set of Paper and PDF Plans (Civil and Architectural)
- Contractors Registered with the City
- Signage Permit
- Zoning Clearance