

MEETING: Site Review Committee
SUBJECT: Meijer Addition
ADDRESS: 405 Porters Vale Blvd.
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: October 12, 2021

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Melonie Hart, Paradigm Design
(616) 791-5466 / mhart@paradigmae.com
David Mannebach, Paradigm Design
(616) 785-5584
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Zach Hettinger, Meijer
(616) 791-5468
zachary.hettinger@meijer.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed building addition for Meijer located at 405 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: Hart stated this will be a building addition for a Meijer MI9 Curbside pickup bump-out addition. The addition will be approximately 1,644 sq. ft. on the north side of the existing Meijer building. The project will include pavement removal for construction of the addition, asphalt patching, curb and gutter, bollards, pavement striping, and the curbside pickup signs.

STAFF COMMENTS:

MCGINLEY: McGinley mentioned that he is concerned with the water and sewer services. It does not appear that there will be any changes to either of these services. Hart confirmed there will be no changes. McGinley offered no further comments on the project.

FAHEL: Fahel asked if any plumbing is included for this project. Mannebach said there are no drains or fixtures. There will only be an electrical need for the equipment. Fahel provided no other comments.

LAIRD: Laird mentioned that there are existing storm inlets/catch basins just north of the building in the parking area. Laird requested that these inlets/catch basins be protected from any runoff that may occur as the area is disturbed for

excavation. Placement of silt worms around the rims of the structures to keep sediment out the inlets/catch basins will be necessary. Laird said it will not be necessary to submit a revised plan. The Engineering MF4 inspector will probably stop out during the process to ensure the silt worms are in place. Laird indicated that submittal of a Site Permit will be required. The Site Permit will be submitted to the Building Department but approved by the Engineering Department.

THRASER: Thrasher conveyed that no floor plans were included in the site review submittal. It will be necessary to submit a full set of plans (site and building) for permitting. Submittal of the project to the State of Indiana for plan review and to obtain a Construction Design Release will be required prior to issuance of a permit. All contractors working on the project must be registered with the City prior to issuance of a permit.

ON BEHALF OF TIM STITES (FIRE DEPARTMENT): All required fire inspections during the construction phase must be scheduled and coordinated through the Building Department. The Meijer Store is already subject to annual fire inspections so nothing will change.

LEMMON: Lemmon mentioned that Meijer was granted several variances in 2006. These included allowing the use of foods sales and service, landscaping, parking, a reduction of the required green belt buffer along State Road 2 and State Road 49 and varying the setbacks. It appears that none of the improvements that are being proposed will affect any of these variances. Lemmon stated that Meijer also received a variance in 2015 to allow for outdoor storage for the garden center portion of the building. Lemmon said in looking at the proposed plans, it does not appear that parking will be affected. Hart stated this is correct. The curbside pickup spaces will be striped. Lemmon asked if any additional lighting is proposed. Hart said there will not be any additional lighting. Lemmon conveyed that no elevations were provided and asked if the addition will match the existing building. Mannebach said they will be using a utility size brick painted to match the existing. Lemmon requested submittal of elevations, noting the color and material. Hart asked if the elevations need to be in color. Lemmon stated that colored elevations are preferred. Lemmon recommended referring to Article 11, Section 11.500 (Nonresidential Design Standards). The maximum lot coverage is 75% and minimum landscaping ratio is 25%. It does not appear that overall site coverage will be impacted. Lemmon requested the site and building coverage percentages be included on the plans. A Zoning Clearance will not be required for the project.

ISSUES TO BE RESOLVED:

Detailed Site and Building Plans
Site Improvement Permit



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www.valpo.us

State Design Release
Building Permit
Contractors Registered with the City
Submit Colored Elevations

Our City...Our Values

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