



**MEETING: Site Review Committee**  
**SUBJECT: Expansion of Convenience Store**  
**ADDRESS: 2804 Calumet Avenue**

**LOCATION: City Hall**  
**DATE: January 22, 2008**

**PRELIMINARY SITE REVIEW  
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161

**PRESENTERS:**

Jay Costas, Costas Mobil  
219-405-4210  
jaycostas@yahoo.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of the discussion at this meeting:

The Site Review Committee met to discuss a proposed expansion of the convenience store at Costas Mobil. Phillips 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.

Costas explained he is proposing to tear down the existing station and replace it with a larger station. The replacement of the existing canopy with a smaller one is also being proposed. The gross square footage of the new building is 2,000 feet. Currently there are 4 gas pumps however; the 2 south pumps will be removed. The tanks will not be removed and remain underground. The coffee shop isn't going to change but there is a possibility the propane will be moved to the south as this would eliminate a possible traffic impediment. Landscaping will then be placed accordingly to accommodate.

Kras said since there are no impervious areas being added and there are not any drainage or erosion control issues. The project just consists of the expansion of the building and the removal of the 2 pumps.

Pilz stated that no additional ROW is required and there are no engineering issues that need to be addressed.

Thrasher said a permit is required for the demolition of the building as well as for any change in signage. A State Design Release is also needed before permits can be issued. More than likely it will be the same propane tank after it's moved to the new location. If the tank is moved, contacting the Fire Department regarding placement and possible concerns is recommended. Costas added the idea of possibly going with a vertical tank.

Phillips pointed out that the side setbacks to the property lines are 6' which is correct. A separate meeting will be necessary to address streetscape and pathway concerns. It's unclear at this time as to what will take place for the east side of Calumet Avenue. Participation for this sites portion is essential. Setting aside a payment in lieu of installation for the future improvements may be requested. Parking is sufficient based on the square footage of the floor plan. The customers for this type of facility are in and out quickly and the employees do park elsewhere. A landscape plan is needed for the front area according to the

Calumet Avenue requirements. In order to offset the removal of the propane tank, this should be included in the landscape plan. Lot coverage cannot exceed 80% for all paved and impervious surfaces. When drawings are submitted for approval the lot coverage must be noted. The installation of a few end cap landscape islands is suggested if needed. The dumpsters are located behind the facility. Using a parapet over the entrance of the building is strongly encouraged for an architectural impact.

Pilarski is aware no food preparation will be at this facility. The future plans for food consists of a hot dog roller and a refrigerated display of ready made sandwiches. The submission of a building plumbing plan is required. Should there be on site food preparation at some point, there are requirements for interceptors and grease traps.

Brown stated a backflow device is required to be installed at the water meter. A stainless steel backflow device will also be required for a soda fountain with a CO2 piece. Information had been given regarding this. Any landscape irrigation system will also be needed. Costas mentioned that currently one is in place for the front lawn and this should not change. Contacting Brown is necessary to remove the meter prior to demolition.

#### ISSUES TO BE RESOLVED:

- Landscaping plan
- Detailed Site Plan
- Building Plumbing Plan
- Backflow Prevention
- Site Improvement Permit
- Demolition Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance