



MEETING: Site Review Committee
SUBJECT: Porter Business Center, Lot 3A
ADDRESS: 1450 Clark Drive

LOCATION: City Hall
DATE: November 9, 2010

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tim Burkman, Engineering Director (219) 462-1161
Adam McAlpine, Engineering Dept. (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Jim Hipskind, Palm & Assoc. 574-654-3450
jhipskind@palmassociatesinc.com
Dan Cosentino, Morton Buildings, 219-733-2562
dan.cosentino@mortonbuildings.com
Dan Vukovich, Property Owner, 219-548-3799
dan@allianceorg.com

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

OPENING: The Site Review Committee met to discuss the proposed Porter Business Centre on Clark Drive. Burkman 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: A building approximately 9, 400 SF is being proposed. Offices will be located in the front of the facility. Alliance, LLC manufactures automotive sensors and has been in the Valparaiso area for 10 years. Currently they have been renting warehouse and office space. The plan is to combine some of the existing warehouse space located outside of town, along with some of the office space located at Eastport Centre, into their own building. An expansion in the future may be a possibility however, at the current time, a warehouse is anticipated. The office space is approximately 1,000 SF and 6,000 SF is intended to be used as warehouse space. The large area allows for the forklifts to turnaround. No more than two trucks per week are either going to, or coming from the facility. The majority of the warehousing for the company takes place in Kentucky. This particular facility services the Chicago area although; most of the products go directly to the customer. The primary purpose for the building is to eliminate the need to pay rent, as well as for the needed space. The location of the parking lot and loading dock were explained.

STAFF COMMENTS:

JOHNSON: The building is not intended to be sprinkled. Access to the building appears to be favorable. A hydrant is located on the cul-de-sac. Detailed plans of the storage and manufacturing layouts are essential for review. This must be in accordance of Chapter 23 which pertains to high rack storage systems, stated in the International Fire Code. A sprinkler system is strongly encouraged if a future expansion is expected. If a sprinkler system is installed, contacting the Fire

Department for the Fire Department connection is important. A Knox Box will be required for the building. It was clarified that the possible future expansion wouldn't be connected to the proposed building, but rather a separate building that's connected with a walkway. Special caution is needed with regard to the high rack storage systems.

MCINTIRE: Contacting McIntire is necessary to make arrangements for the water tap. Backflow protection will be required on the inside. If an irrigation system is anticipated, this can be taken off of the domestic service as well.

MCALPINE: A Rule 5 permit will be required for erosion control since the property exceeds 1 acre. Check and revise if necessary, the "Q" column in the Storm Sewer Data Table. Providing pipe size, slope, and elevation data from the existing sanitary sewer stub to the proposed cleanout is essential.

BURKMAN: The building will primarily be used as a warehouse. A Sidewalk Waiver along the frontage of the property is required. The installation of a triple basin separator is needed. It appears with the elevation that there is an opportunity to tie into the system therefore, this is strongly advised. Constructing the driveway aprons in the right-of-way with concrete is encouraged. It's important that the flow in the gutter line isn't obstructed. Rather than a type of slotted drain in the front, this actually will function as a gutter pan. Stockpiles must be surrounded with silt fencing and blanketed appropriately during the winter. Silt fencing is also necessary on the northern side. An Erosion Control Permit is needed however, if more than an acre is being disturbed, a Rule 5 Permit will be required as well. A Right-of-Way Cut Permit and a Sanitary Sewer Permit are also needed. Accommodating for a future walk is advised when constructing the drives. An additional site review isn't necessary. Working with the departments individually is essential to ensure that the issues have been addressed.

ON BEHALF OF CRAIG PHILLIPS: Warehousing and transportation is not a permitted use in the General Commercial District. This would only be permitted in the Industrial Light and Industrial Heavy Districts. Specific questions need to be addressed about the use of the building before detailed information can be stated. A Use Variance will be required if warehousing is to be the main use however, there is no guarantee that this will be granted. This issue needs to be resolved.

THRASHER: A State Design Release is needed before building permits can be issued. Any signage and fencing will also require a permit. The Foundation Release can be issued when all the Engineering requirements have been met. It's important to pull the Site Permit in conjunction with the Foundation Release. Checking with Craig Phillips or Tyler Kent in the Planning Department is essential regarding signage. Typically signage is based on 3 SF per linear foot of building frontage. Article 5 in the Unified Development Ordinance states all the sign requirements.

PILARSKI: Wastewater discharges from the facility will need to meet the requirements in Chapter 52 of the City of Valparaiso Code of Ordinances. An Internal Facility Plumbing Plan also must be submitted. A debris collection sump must be located before the existing manhole. The cleanout that's indicated on the sanitary sewer line needs to be closer to the building. The 2 proposed floor drains are for the purpose of washing the floor. Review of the Internal Plumbing Plans are necessary regarding this however, eliminating the floor drains is advised.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)	Site Improvement Permit	Internal Plumbing Plan
Erosion Control Plan	State Design Release	Discussion w/ Phillips
Rule 5 Permit	Building Permit	Possible Use Variance
Right-of-way	Signage/Fencing Permit	
Detailed Site Plan	Zoning Clearance	
Sanitary/Sewer	Knox Box	
Backflow Prevention	Sidewalk Waiver	