



MEETING: Site Review Committee
SUBJECT: Vale Church of Christ Addition
ADDRESS: 1502 Silhavy Road

LOCATION: City Hall
DATE: September 7, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Jim Pingatore, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Tony Reid, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Steve DeBold, Chester Inc.
219-465-7555 / steved@chesterinc.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 a proposed addition to the Vale Church of Christ building. 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.

EXPLANATION OF PROJECT: The project is located on the east side of Silhavy Road, just north of Evans Avenue, between Estero Parkway and McCord Road. The project consists of 2 additions. The first is for classrooms which will be utilized for Sunday school. This particular addition is located in the back and will be approximately 1,300 SF. The second addition includes the enhancement of the foyer area as well as an additional classroom. This particular addition will be approximately 700 SF. No additions to the sanctuary will take place and drainage will remain the same. In reference to the parking lot, 2 spaces are intended to be moved. A sidewalk along the front will be constructed. The proposed concrete stoops will not be used as a main entrance or exit. The project does not include any signage.

STAFF COMMENTS:

PILARSKI: The existing sanitary sewer service line will be utilized for this addition. A Facility Plumbing Plan will be required.

BURKMAN: A 40' right-of-way dedication will be required. Drainage appears to be adequate although if possible, the consideration of BMP's is strongly encouraged. Beyond the parking lot there doesn't appear to be a great deal of space outside the property line. An Erosion Control permit will be required. The placement of silt fencing must be well established, maintained, and cover any winter construction issues. There is a Pathway requirement along Silhavy Road although; the Parks Board and the Parks Director will need to determine if this project is considered large enough to require the installation. If needed, then either a pathway segment will need to be installed, or a payment in lieu of installation. A site permit will be required therefore, the frontages must be upgraded. A payment in lieu of construction for widening Silhavy

Road to the current Collector Street Standard is required. The installation of curb and gutter is essential. Further discussion may be needed regarding this as well, since it isn't clearly defined.

THRASHER: Before building permits can be issued, a State Design Release is needed.

REID: No comments.

PHILLIPS: Since the Church is zoned Suburban Residential, the expansion for the proposed use requires a Special Use Variance. The building density floor area ratio is acceptable. Parking is adequate based on the provided calculations. The lot is required to be 60% green space. Building setbacks are acceptable however; the north side setback is required to be a minimum of 25'. Based on the existing setback of the building, a 20' setback will be requested through the BZA. A Landscape Plan is required per Article 10 in the Unified Development Ordinance. If necessary, upgrading the buffering should also be considered. The needed petition has already been applied for and will go before the BZA at the September meeting. Widening Silhavy Road will be required unless there is specific language stated that indicates otherwise. Since street improvements are necessary then it's likely that Pathway improvements are also necessary. It's possible that payment in lieu of may be a deferral of some sort. In the past, this has been acceptable with other properties associated with this Pathway. Conversation with John Seibert, the Parks Director, is essential.

PINGATORE: Contact Chuck McIntire and Shaun Shifflett regarding any questions pertaining to water issues or backflow prevention. The project location is not within the Wellhead Protection Area.

JOHNSON: The closest hydrant is located at McCord and Silhavy Roads which is favorable. If there is an existing alarm system, extending it and connecting into the addition is advised. The installation of a Knox Box is recommended. An alarm system does require a Knox Box.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Right-of-way Dedication
- Detailed Site Plan
- Facility Plumbing Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Knox Box
- Zoning Clearance
- BZA approval
- Discussion with John Seibert