



MEETING: Site Review Committee
SUBJECT: Grand Stand Addition

LOCATION: City Hall
DATE: August 3, 2010

ADDRESS: Valparaiso University North Loop Drive

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, City Planner (219) 462-1161
Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (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
Ron DeTorrice, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Rich Hudson, Bonar Group
219-462-1158 / rhudson@bonargroup.com
Jim Malone, PCS Building Corp.
847-805-9671
Ron Brindley, Valparaiso University
219-464-5437 / Ron.Brindley@valpo.edu

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 seating expansion for the women's softball field located at Valparaiso University. 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 includes permanent stadium seating, a press box, and possibly a concession stand which will be completed by PCS Building Corporation. This plan was actually part of the original goal when the softball field was initiated in 2001. Since then however, seating has become a critical need. Drainage issues currently exist in the outfield and determination is necessary in order to remedy. Currently depressed areas within the parking lot are used for detention. Utilizing the existing detention basins is intended. The location of the concession stand will be behind home plate. Final proposals for the seating will be reviewed. The ultimate number of seats will range from 350 to 500 although; an additional 150 portable seats are expected. The location of the concession stand will be directly below the press box. The concession stand will be a self contained block building and the bleachers are ADA accessible. A sanitary sewer service to the concession stand is not anticipated. The location for the new bleachers is currently turf. The plans indicate that the bleachers will be built over a concrete surface. Adequately raising this is anticipated in order to allow it to continue to slop toward the parking lot.

COMMENTS FROM STAFF:

PHILLIPS: Any permanently fixed structure must maintain a 15' setback from McIntire Court. Additional lighting for this project must meet the standards with regard to adjacent residential properties. A 1/3 of a foot candle at the property line is required. As part of the permit process, cut sheets for the photo metrics associated with any lighting for the project will need to be submitted. Trash receptacles for the project must be screened as per the requirements stated in the supplemental non residential standards, Division 2.406 in

the Unified Development Ordinance.

PILARSKI: The Water Reclamation Department doesn't have an issue with the stands or the press box however, an internal plumbing plan for the concession stand is necessary for review and approval.

BURKMAN: An erosion control plan is necessary since there will be site disturbance.

THRASHER: A building permit is needed and a State Design Release may also be required. Thrasher will check into this.

DETORRICE: Working within the fenced area is a concern. Hudson clarified that the west fence line is currently 30' from the alley and working within that fenced area is intended. A 6' tall fence is permissible on the property line.

MCINTIRE: There are no issues at this time. Hudson mentioned that a water service may be anticipated at some point in the future.

JOHNSON: In reference to the fencing, the gates must be appropriate in ratio to where the stadium seating is located. Grease frying and the use of a gas grill will be prohibited in the concession without a commercial hood system. Using a gas grill outside however is allowed.

ISSUES TO BE RESOLVED:

- Lighting Plan
- Erosion Control Plan
- Detailed Site Plan
- Sanitary/Sewer
- Internal Plumbing Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance