



**MEETING: Site Review Committee**  
**SUBJECT: Accent Dental Addition**  
**ADDRESS: 402 Marquette Street**

**LOCATION: City Hall**  
**DATE: July 27, 2010**

**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

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  
Jack Johnson, Fire Department (219) 462-8325  
Media

**PRESENTERS:**

**Bill Ferngren**, Ferngren Law Offices  
219-464-4500 / bill@ferngrenlaw.com  
**Joe Such**, Such & Son Carpentry  
219-771-1691 / joe.such@suchandsoncarpentry.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 discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed addition to Accent Dental. Kent 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 consists of a 16 ½' wide addition that expands approximately 37', which is the length of the building. The addition will include 2 patient rooms, 1 lab, and will appear as the current structure. The site has 34 existing parking spaces. Based on the drawing measurements, an extra 300' of green space may be needed. The addition however, is being constructed over impervious surface. It's still undetermined as to whether or not going before the Board of Zoning Appeals will be necessary. Aside from the addition and pending the green space requirement, no other site improvements will take place. The dumpster area will be relocated to the side, closer to the chiropractor facility. Both buildings are under the same ownership and to there doesn't seem to be any cross access easement agreements. One structure has a basement and the other has a crawl space. In reference to the basement, there will not be any construction work taking place.

**STAFF COMMENTS:**

**Pilarski:** An internal facility plumbing plan indicating access points into the sanitary sewer will be required.

**Thrasher:** Before permits can be issued, a State Design Release is needed.

**Burkman:** A local erosion control permit is essential for the land disturbing activity. A detailed plan showing the elevations is required for any exterior site improvements. The existing basin along the south side of the property had been filled in with rock. In order to increase adequate storage, removing that rock is essential at some point in the future.

**McIntire:** The Water Department has no issues. The building currently has backflow protection and the plans note that the contractor will be responsible for backflow protection.

**Johnson:** If an alarm system is located in the existing structure, it will need to be extended into the addition.

A Knox Box is required with an alarm system. An additional emergency exit on the addition is recommended. The door currently swings in the wrong direction.

**Kent:** A detailed site plan is needed that indicates landscape materials, exterior elevations, and all the exterior building materials being used. Referring to Article 10 is advised regarding the landscaping. In reference to relocation of the dumpster, referring to Section 2.400 is recommended. The materials of the dumpster enclosure must match the building color. Since the addition is being constructed over an existing impervious surface, the issue pertaining to the landscape ratio and lot coverage is acceptable.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan
- Erosion Control Plan
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance
- Knox Box