



MEETING: Site Review Committee
SUBJECT: Addition on west side of facility
ADDRESS: 2252 Industrial Drive

LOCATION: City Hall
DATE: February 9, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Tyler Kent, Asst. City Planner (219) 462-1161
Matt Kras, Storm Water Engineer (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
Jack Johnson, Fire Department (219) 462-8325

PRESENTERS:

Mike Alonzo, UGN, Inc. 773-437-2400
Mike.Alonzo@ugnauto.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:

The Site Review Committee met to discuss a proposed 7,400 SF addition for UGN, Inc., located at 2252 Industrial Drive. 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.

Alonzo explained the project is a 7,400 SF addition located on the west side of the existing facility. The addition will be used as a warehouse for the storage of raw materials. No liquid or dry chemicals will be stored in the warehouse. The need for space is still critical at UGN and currently they are renting space at the building that was previously Task Force Tips. Gas, water, and sewer will not be needed in this portion of the building. The building currently has backflow protection which is maintained and will not be affected by the addition. The addition will be fully sprinkled, insulated, and energy efficient lighting is intended to be incorporated. Currently the square footage is 149,000 on 21.88 acres. An updated Knox Box is also at this site. They have also received their foundation release from the State. The facility operates 24 hours a day, 6 to 7 days per week.

Pilarski is aware that the proposed facility will not contain any process equipment and will not include any pieces of equipment that discharge wastewaters into the sanitary sewer. There are no access points into the sanitary sewer, nor will it have a building sanitary sewer going into the City sanitary sewer main. Alonzo clarified that this addition is strictly a warehouse.

Thrasher pointed out that they have already submitted plans to the State and also have submitted an application for a building permit.

Kras stated that no right-of-way or road improvements are required. In order to prevent sediment and floatables from leaving the site, installing a hood and sump in the catch basin is critical.

Kent is aware that the addition will be strictly used for storage. Based on calculations, 1 additional parking space may be needed. Kent will verify the parking regulations for this facility. The plans must indicate the existing parking as well as any additional parking that will be needed. Alonzo said that the building materials will match the existing building.

Pingatore said there are no water issues and the backflow prevention has been taken care of. In reference to the Wellhead Protection Area, Alonzo doesn't foresee a need to store any potential source of contamination in the warehouse, and storing fuel onsite during construction isn't necessary.

Johnson is aware that they will be tying into the existing sprinkler system therefore; another Fire Department connection isn't needed. If another Fire Department connection is needed, contacting the Fire Department is necessary prior to placement. The sprinkler system should be designed to meet the high pile storage requirements that are referenced in Chapter 23 of the Indiana Fire Code. Alonzo said that Ryan Fire Protection has been contracted to do the design. The site has existing asphalt and Johnson is aware that access around the building is sufficient. Alonzo commented that the parking has always been somewhat complicated for them. Since the addition is strictly a warehouse, there shouldn't be a need for any additional employees. Further conversation with Craig Phillips is advised regarding this.

ISSUES TO BE RESOLVED:

- Installation of a Hood and Sump
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance