



**MEETING: Site Review Committee**  
**SUBJECT: Re-plat Lot 21 into 3 Lots**  
**ADDRESS: 870, 880, 890 Eastport Centre Drive**

**LOCATION: City Hall**  
**DATE: January 19, 2010**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Craig Phillips, City Planner	(219) 462-1161
Matt Kras, Storm Water Engineer	(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
Shaun Shifflett, Water Dept.	(219) 462-6174
Jim Pingatore, Water Dept.	(219) 462-6174
Marv McDaniels, Collections Dept.	(219) 464-2346
Mike Steege, Collections Dept.	(219) 464-2346
Media	

#### PRESENTERS:

Dave Tiemens, Tiemens Land Surveying, Inc.  
 219-987-2828 / dtiemens@netnitco.net

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:

The Site Review Committee met to discuss the proposed re-plat of Lot 21 into 3 lots located at 870 Eastport Centre Drive. 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.

Tiemens explained that re-platting lot 21 into 3 lots is anticipated. Currently 2 buildings and 2 parking lots exist and lot 3 is vacant. This presents a problem for lot 2 which is located in the back and accesses the driveway along with lot 1. An easement for ingress, egress, and utilities will be included in the plat. There is also a private sanitary sewer line that runs from Eastport Centre Drive to the lot line of lot 3, which lots 1 and 2 tap into. Lot 3 could tap into this as well and Tiemens stated that the attorney will prepare language mitigating the responsibility regarding maintenance. There is a 15" line that runs down the driveway and any drainage that does not drain there, will sheet drain towards the street. The remaining utilities exist and are located in the utility easement. Since lot 2 doesn't have frontage on Eastport Centre Drive, an application has been submitted to the BZA to request a variance for lot frontage. Following BZA approval, going before the Plan Commission to request approval to re-plat that lot into 3 lots is intended. Tiemens pointed out that obtaining a building permit for lot 3 anytime soon isn't likely. Separating the 2 existing buildings and making provisions that allow for a third building is anticipated. The actual timing for this however, is unclear.

Steege pointed out that this would be treated like a new service line tapping onto the private line. Information had been provided regarding this. Tiemens clarified that the water connection can be made on the west side of Eastport Centre Drive.

Pilarski is aware that a 2 story office building is being proposed. The type of businesses will be similar to what is currently at this location. Pilarski said the waste water discharges from the facility will be required to meet Chapter 52 of the municipal code, which is the Sewer Use Ordinance. Tiemens pointed out that this site review is strictly for the requested subdivision only. The purpose of this review is for re-platting the 3 lots and an additional site review will take place at a later time for the third building.

Thrasher had no comments.

Burkman stated that the point of access agreement must cover the maintenance and common ownership of

the drive access as well as the shared sanitary sewer service line. This information also needs to be included in the language from the attorney. Tiemens stated that he was able to get a copy of the restrictive covenants from the attorney. The covenants actually encourage splitting the lots. Phillips commented that there have been many lot splits out in this area however, never with the private access issue. In order to eliminate the dead end aspect, Burkman suggested creating a connection with the parking lots. This will help with the circulation of the parking lot and is something that can be checked into further when it's closer to building on lot 3.

Kras believes that most of the drainage will sheet drain into the street or else drain off into the existing storm catch basin. A Rule 5 permit is needed for lot 21. Tiemens will check with Chester Construction regarding this issue. Kras said that a copy of the Rule 5 is essential and this will cover lot 3.

Phillips said that Section 6.305D in the Unified Development Ordinance is important since it refers to the frontage requirements. Lots 1 and 2 must meet the floor area ratio requirements stated in the Unified Development Ordinance and referring to .597FAR is recommended. To ensure that this doesn't exceed 59.7% of the site area, the square footage of the 2 buildings, individually on their own lots, must be laid out equivalent on the site. Existing lots cannot be rendered nonconforming in terms of setbacks or other development standards. Tiemens pointed out that the building coverage for all 3 buildings is 15%. For reassurance, Phillips said this needs to be checked again. Setbacks are already platted in terms of what's indicated on the plat for building lines. An additional site review will be needed in the future for the 3<sup>rd</sup> building.

DeTorrice had no comments

Pingatore said the entire lot 21 is within the 5 year time of travel to the Porter County Airport Well Field therefore, it is within the Wellhead Protection Area. Phillips commented that when the 3<sup>rd</sup> building is site reviewed, information about containment will need to be provided.

McIntire stated that since the density of this area will expand with development, an additional fire hydrant is required to be installed. The excavation for the domestic service and the fire hydrant should be on the west side of the entrance drive. The Fire Department is also in support of the additional hydrant.

Shifflett had no comments.

#### ISSUES TO BE RESOLVED:

- Rule 5 Permit
- Detailed Site Plan
- Sanitary/Sewer
- Fire Hydrant
- Zoning Clearance
- Variance / Platting Process