



MEETING: Site Review Committee
SUBJECT: Addition of Calvary Church
ADDRESS: 1325 Evans Avenue

LOCATION: City Hall
DATE: January 29, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Tony McGinley, Collections Dept.	(219) 462-1161
Marv McDaniels, Collections Dept.	(219) 464-2346

PRESENTERS:

Dave Tiemens, Tiemens Land Surveying	219-987-2828	dtiemens@netnitco.net
Tom Garzella, International Const. Serv.	312-265-3716	tom.garzella@gmail.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 expansion of Calvary Church on Evans Avenue. 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 there will be 2 addition areas for an existing church with one being on the east side and the other is a 16' x 16' area on the north side. The shaded areas on the plan are the proposed sidewalks and/or extensions of pavement as well as an additional driveway that will connect to the Thomas Jefferson School. A copy of a letter can be provided regarding an access agreement from the church property to the school property, and to the existing driveway. An easement can be conveyed for this purpose once this is approved. The addition is on the east side of the building and the utilities are existing. Three facilities exist on the property in reference to drainage. Two are along Roosevelt Road as well as an area in the back that have existing outlets. Nothing is being proposed on the west side with the exception of the culvert crossing for the proposed driveway. The east side will have a stand pipe added in order to limit the amount of water being transmitted. Presently there is just an open ended 18" pipe. Drainage from the property will continue to be the same as it is at the present time. Sheet drain off from the existing pavement will drain into the swale areas. Garzella said a new entrance is being added on the north end of the facility in order to free up some of the congestion at the south end of the building. The purpose of the addition is to complete the gym and youth center. No additional seating is being created but rather additional square footage and usage areas. Phillips is aware the addition includes restrooms, an expanded kitchen, classroom space, and the relocation of the coffee shop area. The coffee shop will only be open during services and activities.

Phillips stated a Pathway Master Plan was put in place by the city in 2005. Pathway links are required to be installed by facilities doing construction that come in contact with these specific areas. Information can be provided regarding location and construction standards. Any development in this section

along Roosevelt Road and Evans Avenue requires a street pathway. This is a pathway on the side which is separated from the road. Prior to the occupancy of the new facility this is required to be installed. The City has talked about the placement of a street pathway along Roosevelt Road and Evans Avenue as a priority therefore; installation will be necessary rather than the acceptance of payment. Connections are essential from the street pathway, to the building since there is no pedestrian connection. The connection is preferred for both Roosevelt Road and Evans Avenue but most definitely for Roosevelt Road. Possibly extending the sidewalk across the lawn should be taken into consideration. Currently a 4' sidewalk exists therefore; adding another 4' of sidewalk is necessary. It's critical that the sidewalk is seamed properly. Conversation with the Bill Oeding at 462-4612 and Dave Pilz at 462-1161 is important regarding sidewalk issues. A Landscape Plan will need to be submitted for the new areas of the building to ensure that invasive and prohibited species are not incorporated into the plan. Contacting Steve Martinson of the Parks Department at 462-5144 is recommended for information in reference to this. Signage on the property will remain the same. Parking for the facility is suitable and it was conveyed to Phillips that the architecture will blend effectively with the existing building. The dumpster will be relocated to the new area in the northeast corner of the parking lot. Phillips conveyed the location is acceptable and the fence enclosure on three sides with a gate is sufficient.

Thrasher said a State Design Release is needed before a building permit can be issued. It's unclear at this time if the building has been designed for a sprinkler system. Thrasher explained a Knox Box is required if the building will be sprinkled and to contact the Fire Department for the Fire Department connection. A Site Permit is needed in order for the road construction to begin. Phillips added that he wants to make sure the City Engineer is satisfied with the construction. Providing all the requirements have been met, construction can begin on the building.

Tiemens mentioned they wish to remove the footbridge on the west side of the proposed driveway. The removal of part of a sidewalk and the placement of a sidewalk along the curve is included in what's being proposed.

Kras stated he has seen the drainage calculations and requested a copy of the map indicating the different water sheds and delineations used for the calculations in order to view the increased impervious area. Kras inquired on the history of the dry well that was installed. Tiemens explained he had a copy of the plans that were complete in the 1980's. It's assumed it is a dry well because there appears to be no outlet for it. There also isn't any major contributing area to the dry well. Kras thought perhaps it overflowed or there may have been issues with the parking in that area. Garzella added that he has been a church member for over 10 years and has never seen standing water anywhere.

Pilarski stated the concern as to what will be discharged into the sanitary sewer system from the addition. Clarification was made that a youth center, classrooms, 2 mechanical rooms, a couple of storage rooms, and a coffee bar will be added. Garzella said a total of 27 plumbing fixtures will be added. Pilarski said the submission of a Plumbing Plan for the new addition will be required.

Brown stated there are no water issues since they are just extending the existing water facilities within the building.

McDaniels confirmed there are no issues since nothing is being done with the external sewer.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Detailed Site Plan
- Sanitary/Sewer
- Plumbing Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Sidewalk Issues
- Street Pathway