



**MEETING: Site Review Committee**  
**SUBJECT: Heinold & Feller – Addition**  
**ADDRESS: 1707 Lincolnway**

**LOCATION: City Hall**  
**DATE: March 18, 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
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Dept.	(219) 464-2346
Tony McGinley, Collections Dept.	(219) 464-2346
Daryl Brown, Water Dept.	(219) 462-6174
Media	

**PRESENTERS:**

Eric Carlson, The Hamstra Group, Inc.
219-956-3111
ecarlson@hamstragroup.com
Scott Falk, Falk Design Group Inc.
219-762-0002
scott@falkdesigngroup.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:

The Site Review Committee met to discuss a proposed addition on the north building of Heinold & Feller located on East Lincolnway. 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.

Falk explained the addition is at the north end of the warehouse building at the Heinold & Feller property. A reconfiguration is being proposed at the front end of the property along Lincolnway. The project also includes re-striping the existing parking lot, eliminating some of the existing parking that occurs in the front on the south end of the primary building, and re-doing the parking with striping etc. located on the east side of that building. The parking lot that is east of the warehouse building and north of the commercial building will be re-striped as well. Currently the area along the Marks Road side is paved with no curb cuts in existence. This project is currently down state for review. Comments have been received regarding some issues which are being addressed. As indicated, the addition itself has been pulled off of the property line on the west side in order to conform to the state code. Carlson added that the addition is similar to the existing building that was constructed years ago.

Pilz stated it appears from the drawing that a dedication of right-of-way is required along Marks Road if ownership does go to the center of the road. If this is the case, a 25' dedication from the center line is required. In order to see what is proposed for the Calumet Avenue project, a copy of the Cities project plan had been given to Carlson regarding improvements along the front of the property. Making sure this project coincides with the Cities plan for Calumet Avenue is important. In order to participate in the Eastgate project, notation is necessary in the site work plan indicating that a 10' easement has been granted by the owner for the sidewalk work etc. along the front of the property. Phillips conveyed that further clarification is needed from Stu Sommers, the Redevelopment Director, regarding this. Falk added their intention is to comply with what's being planned along Lincolnway however; it's unclear as to what is being done. Pilz said

to keep in mind when doing the final planning, at the southeast corner there is a small triangular parcel that was acquired for right-of-way. The Cities project will be going on this year therefore; disruption is inevitable.

Kras said a Detailed Site Plan is needed indicating grades, elevation, dimensions, and where the storm water runoff is heading.

Falk stated since the only change is out to the front of the commercial building, the asphalt will be removed in the southeast corner area and will be replaced with green space. Changing other areas of the site is not anticipated. There is approximately a 3' rise at the front of the building and the idea of mounding is being checked into. An outdoor display of lawn mowers etc. is also intended. The placement of permeable paving will be done in order to prevent the grass from being damaged. The warehouse expansion is in the northwest area which is currently outdoor storage and a gravel parking lot. The site is 1.23 acres.

Kras conveyed the Eastgate Overlay Standards for storm water management need to be met. Water quality is the focus therefore; different measures and methods to improve water quality coming off of the site are important. A Rule 5 Erosion Control Permit from the state is required since the site is over an acre. Kras will review the plan for the Rule 5 Permit however; the NOI will need to be sent to the state. The City also needs an Erosion Control Plan to ensure that the amount of sediment coming off of the site is minimized.

Phillips said the setbacks must be shown on the plans before submitting for permits. The setback requirements are 15' from the rear and 5' from the site. This is what is shown and it complies with the Eastgate Standards. The placement of a privacy fence is critical around the storage area if it isn't going to be opened up and re-stripped for use. Phillips has discussed this at numerous times in the past. The maximum lot coverage on the property is 80% and green space is 20%. The entire north area with the exception along the chain link fence is a gravel lot which is a non conforming situation. If the addition causes the lot coverage to go beyond 80% a variance will be required. If the lease-able space is developed and the parking is re-stripped in the future, a variance from lot coverage will more than likely be needed.

Brown is aware that the buildings do not have a fire sprinkler system in place. Both buildings must be brought up to code for Backflow Protection at the water meters. Any questions can be directed to Brown. Backflow protection will also be required if a landscape irrigation system is installed. It was clarified to Phillips that the proposed space completely affiliates with the existing business and will not be leased out for a different use.

McDaniels is aware there will not be any plumbing in the addition. No restrooms or sinks will be added. The lawn mower repair work is relocating to the front in one of the car bays. Since things are being moved around, Ed Pilarski of the Collections Department will need to review a drawing that indicates the location of the sewer to the buildings as well as any grease separators. Information was provided from Pilarski.

Johnson stated a detailed set of plans is needed as to the layout and content in regards to what the storage will consist of since a suppression system may be required. It was conveyed to Johnson this is one of the issues being addressed with the state. Tire storage and racks will be at this site. Johnson added that a Knox Box will be required for this location. Information is available online with the Knox Box Corporation.

Falk mentioned he's unclear what the City is doing in regards to curb cuts on Lincolnway. Pilz said the drawings will indicate how far the curb cuts will come into the property however; the drawings assume that the 10' right-of-way easement is granted. The right-of-way requirement for the Marks Road dedication is essential with the warehouse expansion. If participating in the Eastgate program, the 10' strip along Calumet Avenue will need to be dedicated. Phillips pointed out this issue will need to be resolved. The same drawing is used to determine the overall impact on the site improvement grant. Pilz then explained where the rights of entry locations are located on the drawings. The only curb will be where the double line is indicated on the drawing, coming up to the front of the sidewalk. Standards have not yet been developed regarding the use of permeable paving. Finding out the calculations in reference to this is needed. Phillips strongly suggested constructing planters and to count the end cap areas since this counts towards the green space requirement. Pilz added there are no plans to develop Marks Road other than to resurface. Phillips said Marks Road is not listed in the inner modal transportation plan. The current right-of-way will need to be verified by the surveyor.

Carlson questioned what was required in reference to the building addition before a permit can be issued. Phillips clarified all the things in the front tie into the building renovations. The Marks Road situation will need to be resolved as well as the determining the lot coverage in order to construct the building

addition in the rear. Falk stated more than likely 2 separate building permits will be needed since there are 2 separate contractors. Carlson is responsible for building the addition and Dennis & Sons will be doing the exterior renovation work for the two buildings. Phillips explained there are site and code issues that have to be dealt with before any addition can be added on the building. The dedication of the 10' right-of-way is not necessarily tied to the back expansion. The 10' right-of-way dedication is only tied to the Eastgate program. Pilz pointed out the sidewalk would not be put in as the plan proposes and it may impact how far back the new drive entrances go in. Phillips mentioned the things up front along Lincolnway do not affect the warehouse addition since the addition just affects the Marks Road frontage. This is what's all part of the Eastgate agreement with Mr. Feller. Falk added if the outdoor storage area is used for exterior storage, it's unlikely it will be hard paved. Phillips said gravel is considered impermeable. Another site review isn't necessary but rather working administratively with the departments.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Possible Variances
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance