



MEETING: Site Review Committee
SUBJECT: Storage Building
ADDRESS: 3702 Montdale Drive

LOCATION: City Hall
DATE: June 24, 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
Jack Johnson, Fire Department (219) 462-8325
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Daryl Brown, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161

PRESENTERS:

Neil Selman, Union Electric Steel
219-464-1031 / nselman@uniones.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 pole building on Mondale 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.

Selman explained the project consists of adding an unattached 54' x 152' pole building used for storage, mobile equipment, and mechanical spare parts which currently are stored inside the plant. The building will not be insulated or heated; however, there will be electricity. The color and materials used will generally be the same as the existing building.

Thrasher said a State Design Release will be needed before building permits can be issued and any signage or fencing will require permits as well. Selman added there will not be any change to the existing fencing.

Kras stated that according to the drainage swale shown on the plan, it appears that the water is flowing away from the existing detention pond. If possible, routing the whole swale to the existing detention pond is strongly suggested. Selman pointed out there is not a culvert pipe under the railroad track. An erosion control plan is needed indicating where silt fencing will be installed along the construction limits, any type of seeding being done, as well as any other type of erosion control measures that will be on the site.

Phillips commented the setbacks are adequate.

Pilarski is aware sanitary sewer service will not be going to the new construction. The building is strictly for storage of mobile equipment and mechanical parts.

Since there will be no water going to the facility, Brown stated the Water Department has no issues.

Johnson commented when the ISO re-grade for the City was complete, this industrial park was one of the problem areas. There are un-looped systems that exist and this particular occupancy shows a need for additional hydrants. Working with the Water and Fire Departments is important in order to fulfill future needs. Building plans for rack storage need to be submitted to the State for review.

Selman conveyed the concrete pad indicated on the plan isn't included for this project but will be submitted for a permit next year.

ISSUES TO BE RESOLVED:

- Erosion control plan
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance