



MEETING: Site Review Committee
SUBJECT: Peoples Bank
ADDRESS: 2905 Calumet Avenue

LOCATION: City Hall
DATE: July 15, 2008

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(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
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174

PRESENTERS:

Bob Priesol, 219-392-5050
bobzilla22@comcast.net
Jon DeGuilio, jdeguilio@ibankpeoples.com
Todd Etzler, Burke Costanza & Cuppy
219-531-0134 / etzler@bcclegal.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 the proposed Peoples Bank on Calumet Avenue. Pilz 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.

Priesol explained the site is located on Calumet Avenue between Fazoli's Restaurant and Burger King. The small branch bank is 2,700 square feet, consists of .72 acres, approximately 175'x175'. The building material is completely brick and plaster with some copper roofs. Drawings in reference to location were distributed.

Pilz conveyed that these drawings will answer many of the questions he had regarding the site. As the approval process proceeds, further details are needed such as the inlets, utilities, sanitary sewer service, where the connection is located, and how the connection will be made. In order to see what and how it will be constructed, details are also needed regarding parking and pavement, thickness, and curb etc. It was confirmed to Pilz that the large drawing is based on a field topography. Pilz pointed out he has difficulty matching up lines on the drawing coming in the front of Fazoli's. Checking into this issue is strongly advised. Priesol stated that DLZ provided the information. Pilz added that he will need to look at the right-of-way since there was difficulty figuring out where the lines were on the drawing, and because they don't match up. This issue will need to be resolved. Priesol mentioned he will own this site. Pilz stated the impact of the sites driveway to Burger King, indicate renovations to Burger King. Priesol explained they have volunteered to complete the entire 5' planting strip along Burger King and the developer will complete the islands on the side of Burger King, as well as the in back of the planting strip. Pilz expressed the concern of disorder regarding Burger King's access. Etzler clarified the plan he distributed refers to Phase 3. Other than the Peoples Bank, all of the improvements will be installed by the end of October of this year. DLZ has submitted all the plans to the State for approval. Etzler said they had a meeting with Peoples Bank 3 to 4 weeks prior in order to coordinate construction for the site. Pilz pointed out that the City needs to sign off on the sanitary sewer before submitting to the State. Coordinating all the utility work is also a concern since

State permits are required. Burger King will need to go before site review in the upcoming future. It was conveyed that the back roadway is the concern of the developer. When Pilz inquired about the parking for Fazoli's, Etzler explained that currently an agreement exists for cross access and cross parking with Fazoli's. Patrons coming into Burger King can enter from the front as well as through the parking lot. Etzler added that every entity on Calumet Avenue has cross access and cross parking throughout the entire center. In order to notice the building, Pilz suggested to flip flop the parking. Priesol pointed out that the front door facing Calumet Avenue, rather than the inside of the center is preferred. Getting the majority of customer parking towards the front door is anticipated. Landscaping in the 30' green space will be completed by the developer. Pilz said a landscape plan must be submitted before permits can be issued. The Intermodal Transportation Plan requires that provisions for sidewalk and street improvements are made before permits are issued as well. In this case the street improvements are taken care of along Calumet Avenue however; the sidewalk across the front will be an issue. It's unknown as to how this project will fit together with the City project. The construction of a sidewalk across the bank frontage may be a requirement; otherwise making a payment to the City in lieu of is suitable. The placement of bike racks is anticipated in the future.

Kras said prior to obtaining permits, an erosion control plan indicating how sediment will be minimized from leaving the site during construction will be essential. Since the site is less than one acre, a Rule 5 permit is not needed. Drainage for the site is taken care of with the development for Cumberland Crossing. Details for the 2 inlet structures in the parking lot should include a 3' sump. The placement of a hood structure on the outlet pipe will help from a water quality standpoint.

Pilarski deferred comment for the connection point from the facility into the sanitary sewer to Pilz and the Collections Division. Pilarski is in agreement with Pilz that an improved connection point from the facility into the sanitary sewer is necessary. Priesol made it clear that the facility is strictly a bank / financial business building.

Brown is aware the building will not be sprinkled. A backflow device is required at the water meter. Any lawn care irrigation system will also require backflow protection.

Johnson stated to contact the Fire Department for placement of the Fire Department connection should there be a change regarding a sprinkler system.

Kent deferred comments in reference to planning issues to Craig Phillips therefore, contacting Phillips is necessary.

Priesol inquired if a business sign can be placed in the 30' landscaped easement along Calumet Avenue. Pilz said to speak to Phillips in reference to this. Etzler mentioned he spoke to Phillips 3 weeks prior and Phillips said this was acceptable. Kent added that generators and condensers must be enclosed on 3 sides with materials that match the building along with a decorative fence to allow for future maintenance. Placement is also a factor. Priesol clarified they have 2 condensers and a small generator which will be located in the rear. Priesol commented he prefers to screen everything with thick landscaping and Kent said assisting with the landscape plan is recommended.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Contact Craig Phillips