

166 Lincolnway Valparaiso, IN 46383 (219) 462-1161 Valpo.us

MEETING AGENDA

Valparaiso Plan Commission Tuesday, March 7, 2022, 5:30 PM Valparaiso City Hall – Council Chambers

- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Adoption of Meeting Minutes January 3, 2022
- 4. Old Business

PUD22-001 filed by Urschel Development Corporation c/o Todd A. Leeth, Hoeppner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. The petitioner requests rezone to Planned Unit Development for five parcels with addresses 258-262, 354 Jefferson St and 106 Campbell St. Public hearing for this matter was held on December 6, 2022.

New Business

RP23-001 filed by Drive & Shine, Inc. c/o Todd A. Leeth, Hoeppner Wagner & Evans LLP, 103 Lincolnway, Valparaiso, IN 46383. Petitioner requests a public hearing on a plat amendment affecting two parcels at 2501 and 2511 Calumet Rd to relocate a private road and reduce width of a storm sewer easement.

RES23-001 Plan Commission Resolution 1 -2023 to rename of a segment County Road 325 E between Murvihill and the Norfolk Southern tracks from Montdale Rd to Slover Rd.

- 6. Staff Items
- 7. Adjournment

Matt Evans, President Beth Shrader, Planning Director

Next Meeting: April 4, 2023

Interested persons can view public meetings live on the City of Valparaiso website, www.valpo.us or participate in the webinar by visiting bit!ly/ValpoPC2023. Requests for alternate formats please contact Planning Department at planningdepartment@valpo.us or (219) 462-1161.

PETITION TO VALPARAISO PLAN COMMISSION

This application is being submitted for (Check all that apply): PUBLIC HEARING REQUIRED: NO PUBLIC HEARING REQUIRED: ☐ To Rezone a Property from _____ to ____ To approve a Minor Subdivision (Lot Split) To Approve a Final Plat ☐ To Approve a Primary Plat \times ☐ To Approve a Planned Unit Development To Approve a Plat Amendment Design/Architectural Approval in (PUD) ☐ To Approve a Major Planned Unit Overlay District Development (PUD) Amendment For Office Use Only: ☐ To Annex Property into the City of Valparaiso, Petition #: PP 23 -001 ☐ To Vacate Alley ☐ To Appeal the Decision of the Plat Committee Date Filed: 02 / 63 / 2023 Meeting: <u>03</u> / <u>07</u> / <u>2023</u> TYPE OR PRINT IN INK

| THE ON TRIBET | | | |
|--|---|--|--|
| SUBJECT PROPERTY INFORMATION | TYPE OR PRINT IN INK | | |
| Property Address: 2511 and 2501 Calumet Avenue | Subject Property fronts on the <u>West</u> side between (streets) <u>Vale Park Road and Wall Street</u> | | |
| Description of Location of Property | Zoning District (Current): <u>CG – Commercial General</u> | | |
| South of Family Express on Calumet Avenue | Zoning District (Proposed): | | |
| Between Vale Park Road and Wall Street | Zoning of Adjacent Properties: | | |
| | North: <u>INH – Heavy Ind.</u> South: <u>CG – Comm. Gen</u> | | |
| Parcel/Tax Duplicate Number: | East: <u>CG- Comm. Gen</u> West: <u>CG – Comm. Gen</u> | | |
| 64-09-13-230-001.000-004 | Present Use of Property: Vacant | | |
| 64-09-13-230-002.000.004 | | | |
| Subdivision (if Applicable): Resub of Lot 2 in Family Express Sub | Proposed Use of Property: | | |
| Dimensions of Property: Front: Irr Depth: Irr Property Area (sq. ft./acres: 3.2 acres | <u>Drive & Shine Car Wash Facility and Drive & Shine Lube</u> <u>Center</u> | | |
| | | | |

| PETITIONER HAP | ORMATION | | | |
|--|---|--|--|--|
| Applicant Name: | Drive & Shine Inc. | Address: <u>c/c</u> | o Todd A. Leeth, Hoeppner Wagner & Evans | |
| | | <u>103 E. Linco</u> | 103 E. Lincolnway | |
| Phone: <u>219-464-4961</u> | | <u>Valparaiso, I</u> | Valparaiso, Indiana 46383 | |
| Email: <u>tleeth@hwe</u> | elaw.com | | | |
| PROPERTY OWN | ER INFORMATION | | | |
| Applicant Name: | UHV LLC | Address: | 213 S. State Rd. 49 | |
| | | | Valparaiso, Indiana 46383 | |
| Phone: | | | | |
| Email: | | | | |
| LEGAL DESCRIPTION | ON OF SUBJECT PROPERTY: (EX | (HIBIT NO) | | |
| Lots 1 and 2 | ! in the Resubdivision of Lot 2 | 2 of Family Express Sub | | |
| Lots 1 and 2 B-6A and recorde County, Indiana. | ! in the Resubdivision of Lot 2 | 2 of Family Express Sub 19118 on June 23, 202 | division as per plat thereof in Plat File 5 1 in the Office of the Recorder of Port | |
| Lots 1 and 2 B-6A and recorde County, Indiana. | in the Resubdivision of Lot 2 ed as Document No. 2021-02 | 2 of Family Express Sub 19118 on June 23, 202 | 1 in the Office of the Recorder of Port | |
| Lots 1 and 2 B-6A and recorde County, Indiana. | in the Resubdivision of Lot 2 ed as Document No. 2021-02 | 2 of Family Express Sub 19118 on June 23, 202 | 1 in the Office of the Recorder of Port | |
| Lots 1 and 2 B-6A and recorde County, Indiana. | in the Resubdivision of Lot 2 ed as Document No. 2021-02 | 2 of Family Express Sub 19118 on June 23, 202 | 1 in the Office of the Recorder of Port | |
| Lots 1 and 2 B-6A and recorde County, Indiana. | in the Resubdivision of Lot 2 ed as Document No. 2021-02 | 2 of Family Express Sub 19118 on June 23, 202 | 1 in the Office of the Recorder of Port | |

| shall accept the requests and representations of the Pet | |
|---|---|
| requests and representations via the Attached Affidavit | of Consent of Property Owner. |
| John E Kugha | 2/3/23 |
| Signature of owner/Petitioner | Date |
| | |
| V | |
| John E. Hughes | |
| Printed Name | |
| | |
| | |
| Subscribed and sworn to before me this <u>3rd</u> day of Feb | ruary, 2023. |
| Notary Public, Seal Commission Number of My Commission Number of Number of Number of Number of Number | S. WERNER State of Indiana County mber NP0885608 sion Expires 0, 2024 |
| | |
| | |
| My Commission Expires | |

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso — Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is difference from the property owner, the Plan Commission

Description of Project

Plat Amendment to relocate private drive.

SECOND RESUBDIVISION OF PART OF LOT 2 OF FAMILY EXPRESS SUBDIVISION

A REPLAT OF LOTS 1 AND 2 IN RESUBDIVISION OF LOT 2 OF FAMILY EXPRESS SUBDIVISION

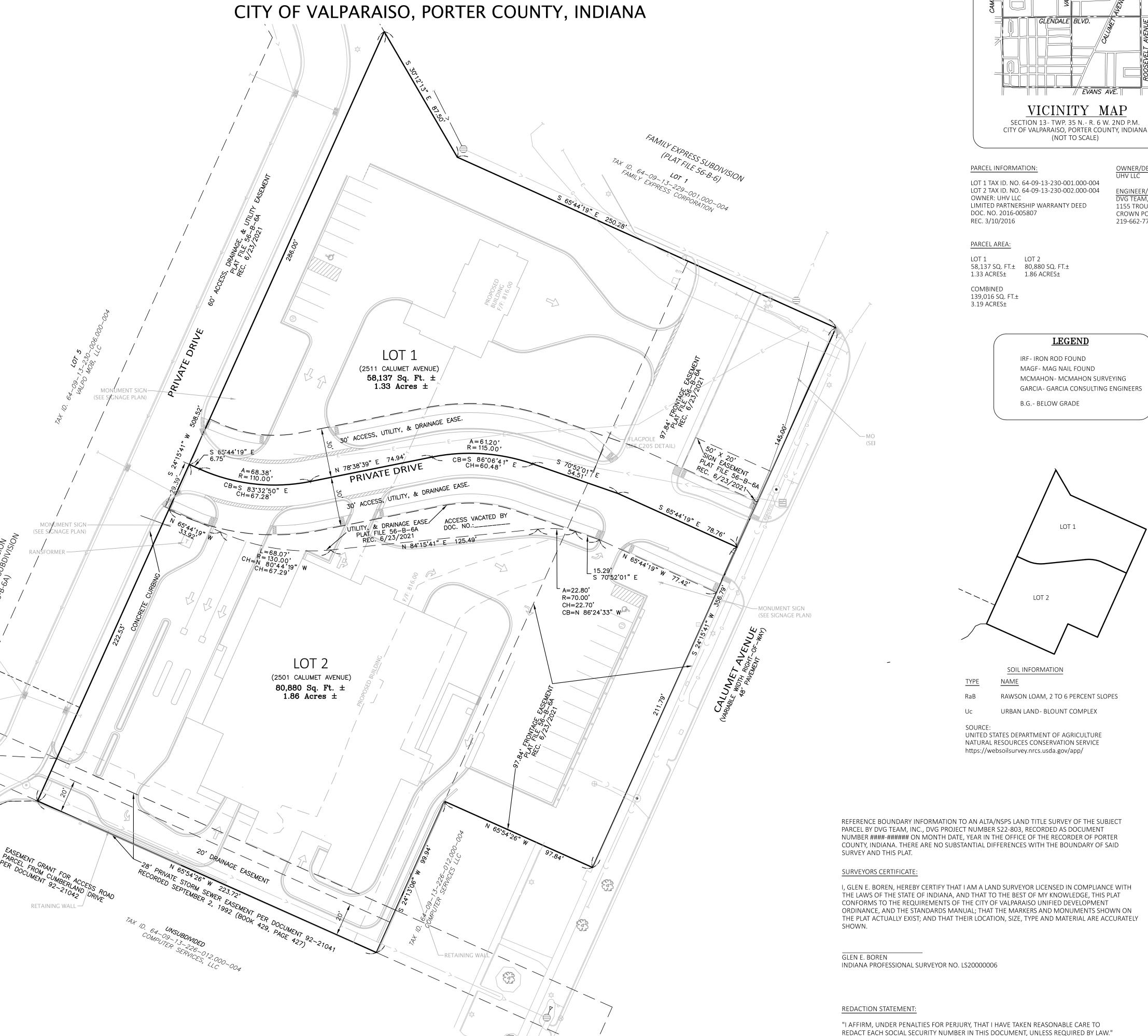
PARCEL DESCRIPTION:

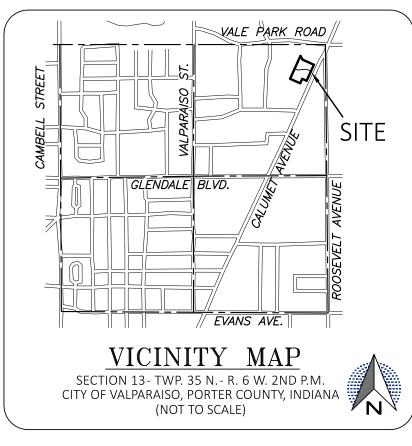
LOT 1 IN THE SECONDARY PLAT OF THE RESUBDIVISION OF LOT 2 OF FAMILY EXPRESS SUBDIVISION RECORDED JUNE 23, 2021 AS PLAT FILE 56-B-6A, INSTRUMENT NO. 2021-019118, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

ALSO, LOT 2 IN THE SECONDARY PLAT OF THE RESUBDIVISION OF LOT 2 OF FAMILY EXPRESS SUBDIVISION RECORDED JUNE 23, 2021 AS PLAT FILE 56-B-6A, INSTRUMENT NO. 2021-109118, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA.

IT, THE UNDERSIGNED, UHV LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS SECOND RESUBDIVISION OF PART OF LOT 2 OF FAMILY EXPRESS SUBDIVISION, A REPLAT OF LOTS 1 AND 2 IN RESUBDIVISION OF FAMILY EXPRESS SUBDIVISION. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. THERE ARE STRIPS OF GROUND OF UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF THE CITY, HOMEOWNERS, AND/OR THE PROPERTY OWNERS' ASSOCIATION TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF MANAGEMENT FACILITIES. INGRESS/EGRESS EASEMENT ARE HEREBY GRANTED TO THE PUBLIC FOR ACCESS OVER AND ACROSS LOTS 1 AND 2 IN THIS SUBDIVISION IN THE AREAS ON THIS PLAT DESIGNATED AS "INGRESS/EGRESS EASEMENT". NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID EASEMENTS

| WITH ESS WIT TO WIND SERVE TITLS | DAY OF 2023. |
|--|--|
| UHV LLC | |
| SIGNATURE | |
| | |
| (PRINTED NAME) | |
| STATE OF | : |
| | |
| | ND FOR THE SAID COUNTY AND STATE, PERSONALLY AP NOWLEDGED THE EXECUTION OF THE FOREGOING AS, 2023. |
| NOTARY PUBLIC | |
| PRINTED NAME | |
| MY COMMISSION EXPIRES: | |
| | |
| PLAN COMMISSION CERTIFICATE: | |
| ASSEMBLY OF THE STATE OF INDIANA | DIANA CODE 36-7-4, ET SEQ., ENACTED BY THE GENERA AND ORDINANCE ADOPTED BY THE COMMON COUN WAS GIVEN APPROVAL BY THE CITY AS FOLLOWS: |
| APPROVED BY THE VALPARAISO PLAN MEETING HELD ON | I COMMISSION (OR PLAT COMMITTEE) AT A REGULAR |
| | |
| PRESIDENT | PRINTED NAME |
| | |
| | PRINTED NAME PRINTED NAME |
| | |
| EXECUTIVE DIRECTOR | PRINTED NAME |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN | PRINTED NAME |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROV |
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| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S THIS DAY OF 20 | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROV |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S THIS DAY OF 20 ATTEST: | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROV |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S THIS DAY OF 20 | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROVED 23. |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S THIS DAY OF 20 ATTEST: CLERK TREASURER | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROVED 23. PRINTED NAME |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S THIS DAY OF 20 ATTEST: CLERK TREASURER | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROVE) 23. PRINTED NAME |
| EXECUTIVE DIRECTOR BOARD OF PUBLIC WORKS AND SAFET UNDER THE AUTHORITY OF ORDINAN THE BOARD OF PUBLIC WORKS AND S THIS DAY OF 20 ATTEST: CLERK TREASURER MAYOR | PRINTED NAME TY CERTIFICATE: ICE 18, 1974, AS AMENDED, THE PLAT WAS EXAMINED SAFETY OF THE CITY OF VALPARAISO AND WAS APPROVED 23. PRINTED NAME PRINTED NAME |





DVG TEAM, INC. 1155 TROUTWINE ROAD CROWN POINT, INDIANA 46307 219-662-7710

GLEN E. BOREN



P: (219) 662-7710 F: (219) 662-2740 www.dvgteam.com

SCALE: 1" = 30'

UHV LLC

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JOB NO.

22-1123

SITE DATA

CG (COMMERCIAL, GENERAL) ZONING:

LOT 1 =2,474 SQ. FT. LOT 2 = 18,831 SQ. FT. BUILDING AREA:

PARKING REQUIRED:

04 SPACES + 02 DRYING SPACES + 12 STACKING SPACES 06 SPACES REQUIRED

PARKING PROVIDED: 23 SPACES (INCLUDES 02 ADA SPACES)

• CANOPY AREA: 1,040 SQ.FT. = 5.52% OF BUILDING AREA

LOT I
LANDSCAPE AREA: 26,592SQFT = 0.61 ACRES
(MIN REQ LANDSCAPE AREA = 0.19 AC)
LOT AREA: 57,309 SQFT = 1.31 ACRES
BUILDING AREA: 2,474 SQFT = 0.06 ACRES

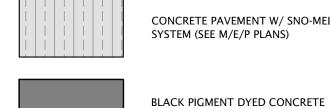
LSR: 0.61/1.31 = 0.46 (MIN 0.15) GROSS FAR: 0.06/1.31 = 0.04 (MAX BY ORDINANCE 0.431) NET FAR: 0.06/(1.31-0.19) = 0.05 (MAX BY ORDINANCE 0.507)

LANDSCAPE AREA: 21,573.90 SQFT = 0.49 ACRES (MIN REQ LANDSCAPE AREA = 0.28 AC) LOT AREA: 82,078 SQFT = 1.88 ACRES BUILDING AREA: 18,831 SQFT = 0.43 ACRES

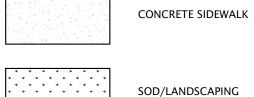
LSR: 0.49/1.88 = 0.26 (MIN 0.15) GROSS FAR: 0.43/1.88 = 0.23 (MAX BY ORDINANCE 0.431) NET FAR: 0.43/(1.88-0.28) = 0.27 (MAX BY ORDINANCE 0.507)

LEGEND

CONCRETE PAVEMENT

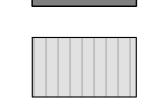


CONCRETE PAVEMENT W/ SNO-MELT SYSTEM (SEE M/E/P PLANS)



(SEE LANDSCAPE PLAN)

ASPHALT PAVEMENT



CONCRETE PAVEMENT W/ #3 FIBERGLASS REBAR 1' O.C. (LOOPS PROVIDED BY OWNER, INSTALLED BY ELECTRICAL CONTRACTOR)

PAVEMENT W/ FIBER REBAR 1' O.C.

 \triangle \triangle \triangle \triangle \triangle \triangle

STRIPING (PAINT, 4" WIDE)

BARRIER CURB & GUTTER ROLL CURB AND GUTTER

EXIT/ENTRY GATE

NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.

Shine

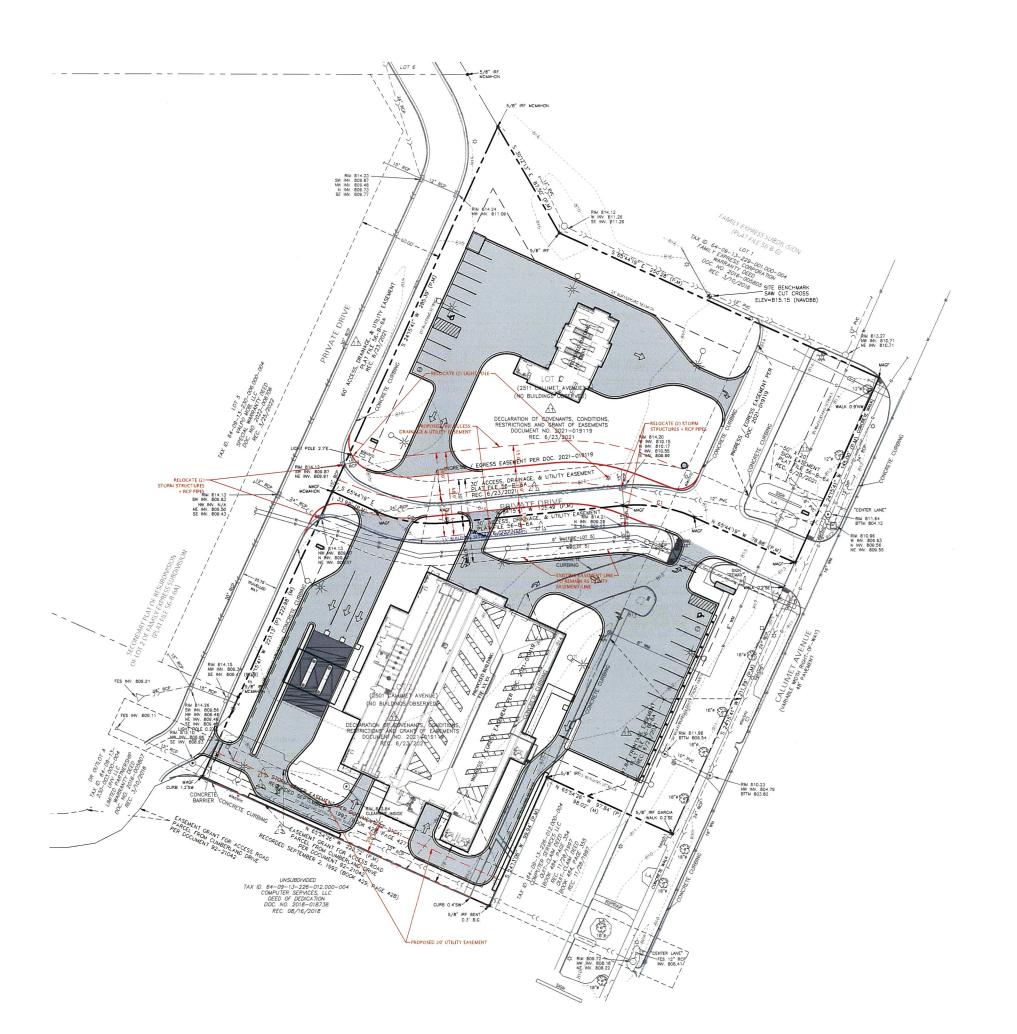
6915 C Grange



SCALE: 1" = 30' COPYRIGHT 2017 DVG TEAM, INC RLP 02/20/23

PROJECT NO. 22-1123





SITE DATA

 ZONING: CG (COMMERCIAL, GENERAL)

. BUILDING AREA:

PARKING REQUIRED:

23 SPACES (INCLUDES 02 ADA SPACES

CANOPY AREA: 1.040 SQ.FT. = 5.63% OF BUILDING AREA

LOT 1
LANDSCAPE AREA: 29,720,64 SQFT = 0.68 ACRES
MIN REQ LANDSCAPE AREA = 0.18 ACI
LOT AREA: 50,569,80 SQFT = 1.16 ACRES
BUILDING AREA: 2.474.15 SQFT = 0.05 ACRES

LSR: 0.68/1.16 = 0.59 (MIN 0.15)
GROSS FAR: 0.05/1.16 = 0.04 (MAX BY ORDINANCE 0.431)
NET FAR: 0.05/(1.16-0.18) = 0.05 (MAX BY ORDINANCE 0.507)

LOT 2 LANDSCAPE AREA: 21,474.82 SQFT = 0.49 ACRES (MIN REQ LANDSCAPE AREA = 0.24 AC) LOT AREA: 67,954.03 SQFT = 1.56 ACRES BUILDING AREA: 18.83,24 SQFT = 0.43 ACRES

LSR: 0.49/1.56 = 0.31 (MIN 0.15) GROSS FAR: 0.42/1.56 = 0.27 (MAX BY ORDINANCE 0.431) NET FAR: 0.42/(1.56-0.24) = 0.32 (MAX BY ORDINANCE 0.507)

LEGEND

CONCRETE PAD

SNO-MELT SYSTEM (SEE M/E/P PLANS)

CONCRETE SIDEWALK

BLACK PIGMENT DYED CONCRETE PAVEMENT W/ FIBER REBAR 1' O.C.





NOTES

1. DIMENSIONING SHALL BE TO FACE OF CURB; RADII SHALL BE BACK OF CURB UNLESS OTHERWISE NOTED.

Drive & Shine 16915 Cleveland Road Granger, IN 46530

1155 Troutwine Road Crown Point, IN 46307 P: (219) 662-7710 F: (219) 662-2740 www.dvgteam.com

& Shine - North Calumet

Site Plan

Drive N

CONSTRUCTION

FOR

NOT

4 COPYRIGHT 2017 DVG TEAM, INC DESIGN BY DATE RLP 02/01/31 22-1123

C103

RESOLUTION #1, 2023

RESOLUTION OF THE VALPARAISO PLAN COMMISSION RENAMING A SEGMENT OF COUNTY ROAD 325 EAST WITHIN VALPARAISO CITY LIMITS FROM MONTDALE RD TO SLOVER RD

WHEREAS, the Valparaiso Plan Commission (the "Plan Commission") is the body charged with the duty to name and rename streets for Valparaiso, Indiana (the "City"); and

WHEREAS, Section 8.216 of the City of Valparaiso Unified Development Ordinance establishes standards for street naming so that their names are easy to understand and duplication or conflict with other names is avoided; and

WHEREAS, the city's Engineering Department has made a recommendation to rename the portion of County Road 325 East that is within Valparaiso city limits from "Montdale Road" to "Slover Road" as shown in Exhibit A, so that it will no longer be confused with Montdale Park Drive; and

WHEREAS, the Plan Commission has reviewed the Engineering Department's recommendation and determines that it conforms to the Street Naming Standards for the City, and now desires to approve the street renaming recommendation by Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE VALPARAISO PLAN COMMISSION, THAT:

- 1. The Valparaiso Plan Commission hereby finds and determines that proposed renaming of Montdale Rd to Slover Rd as shown on Exhibit A is warranted.
- 2. Pursuant to Section 8.216 of the Unified Development Ordinance Plan Commission shall notify the County Auditor, Emergency Services, the United States Postal Service, and all affected property owners no later than March 31, 2023.

SO RESOLVED BY THE VALPARAISO PLAN COMMISSION this 7^{th} day of March, 2023.

VALPARAISO PLAN COMMISSION

| P | President |
|-------------------|-----------|
| ATTEST: | |
| | |
| Planning Director | |

