



MEETING: Site Review Committee
SUBJECT: Fitness Center/ Redevelopment
ADDRESS: 711 Pine Lake Avenue

LOCATION: Park Department
DATE: December 2, 2008

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Dale Clingerman, City Engineer	(219) 362-2327
Chuck Collins, Building Services	(219) 362-2327
Jerry Jackson, Wastewater Director	(219) 362-2354
Keith O'Herrin, Urban Forester	(219) 326-9600
Todd Taylor, Water Superintendent	(219) 326-9540
Floyd Mrozinske, Fire Department	(219) 362-3456

PRESENTERS:
Bruce Sherwood
(Property Owner)

Email addresses for the above City of LaPorte Departments can be found at:
www.cityoflaporte.com.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed Fitness Center. Collins 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 aside from what is spoken of today.

Bruce Sherwood stated his petition before the committee.

Taylor stated that the current facility has a 1" water line. Taylor gave Sherwood a form to fill out with information and uses. Taylor stated he would look it over to insure adequacy of water line for the number of fixtures. Taylor requested a list of plumbing fixtures so he could determine an appropriately sized line.

Clingerman stated that he would need a site plan with grade elevations for both existing and finished elevations. Showing specifically new elevations of the parking lot, and existing grade elevations for the rest of the site. Also requested radiuses and dimensions for site work mentioning it would be helpful if there were graphic scale included on the plan. Clingerman noted several issues with the parking lot. First issue would be the size as a commercial facility - 1 space is required per 200 s.f. usable building area. This would require 34 parking spaces while 24 are shown. Spaces #1 and #24 would have to be deleted because they are too close to the highway, reducing parking to 22 spaces. A variance will be required for the interior green-space requirements due to; due to 3% of the total parking area requirement. Parking lot must be surrounded by a minimum of a 6inch curb. Previous to receiving a permit for the driveway onto Pine Lake Ave., the City will require an approval letter from the State Highway stating that they do not have a problem with it. Clingerman will also need a copy of a written agreement of easement to exit onto the Phillip's 66 property. Suggested Sherwood obtain an in perpetuity so he and future

ownership are protected from future sale of the Philip's 66' property. Clingerman commented regarding problem with the sanitary tap location being shown at the center of the lot on the plans. Water, gas and sewer are shown on the north side in a 3ft wide side yard. This will encroach upon the neighbor to the neighbor when the lines go in. Clingerman also suggested a variance for the 22 parking lot spaces, which he feels should be sufficient for intended use. Largest concern is rainwater storage. Currently the facility is 10,000 cubic ft. short. Clingerman would like to see grade areas for the east and north sides of the building to insure downspouts are coming back into the storage area. Clingerman mentioned the need for a dumpster location and signage. Wants a sign proposal with size and location.

Jackson mentioned an issue with storm water storage. Wants to know where it will go if storage is exceeded. Jackson confirmed concessions with no cooking would be involved. Current line is 100ft out to street for sanitary, requiring an additional cleanout. Jackson stated that he could not find a drawing of sewer tap. If necessary he will have a camera run to find if there is a tap there or not.

Mrozinski expressed concern with the entrance drive. No width showing on the plans. The depth of the building would require a truck to get into the parking lot. Current width may not allow for a fire truck, needs a minimum width of 24ft and would require support for 80,000lbs. Mrozinski asked if there would be a fire alarm on premises. Concern was expressed over fire exits and safe means of egress. Suggested rearranging existing exits. Back path for rear exit must be a minimum of 44 inches. Committee decided to revisit this issue at a later date.

O'Herrin stated the south side of property cannot meet the 3ft perimeter. A stone wall or a decorative fence was recommended. O'Herrin also mentioned the interior landscape will require a variance as the landscape is 3ft if the south, north and rear of building were kept green it would be acceptable. Specific plantings were mentioned and O'Herrin gave Sherwood a list of native trees and shrubs he could use. He also mentioned concern for possible root damage to existing tree on the north property line during construction. Sherwood said it wouldn't be an issue. O'Herrin also mentioned the storage of snow. Sherwood said he would use the 25ft green space at the back of the property for snow.

Collins stated the plans show 2 wall signs. There is one roadway sign allowed and a total of 300sq ft of signage for the location. The vinyl fence between the gas station and this property is fine. However, it cannot be more than 48" tall once it gets beyond the front facade and must be 50% open. Building plans are to be submitted to the state for approval. Building will be secure with a 24hr. access. Collins noted emergency responders would need to be provided with access to interior.

Collins closed the meeting.

ISSUES TO BE RESOLVED:

Drainage

Parking Lot Design — with attention to proper handicap spacing

Minimum 6" Curbing Around Parking Lot

Plan for rear and emergency exits

Additional sanitary cleanout installed

Complete and submit info for Water Dept.

Locate Sanitary Tap

Detailed Site Plan

Rainwater Storage — 10,000cu.ft.short

Grant of easement from Phillips 66

Perimeter Landscaping

Building Permit

Signage Permit

State Design Release