



MEETING: Site Review Committee
SUBJECT: JSG Modification/Expansion

LOCATION: Park Department
DATE: January 6, 2009

ADDRESS: 1115 Lincolnway

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
Floyd Mrozinske, Fire Department	(219) 362-3456
Rick Brown, MS4 Coordinator	(219) 362-6633
Mary Jane Thomas, City Planner	(219) 362-8260

PRESENTERS:

Hendricks & Associates
Anthony Hendricks
J. Shoffner G.C.
David Tompi

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 Modification/Expansion to an existing building at 1115 Lincolnway. Collins stated that site review is not an approval. Rather, a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it may need to come back before site review or to seek other approvals aside from what is spoken of today.

Hendricks and Tompi stated their petition before the board.

Clingerman requested a letter from McFadden stating he approves of the existing entrances to this building. Clingerman stated that as far as the entrance on Burson is concerned either the first parking place must be removed or take out the island and curbing. Clingerman stated he would like to the access all the way through to Lincolnway to be 24 feet wide. It is currently 21 feet, also the interior lane at the west end of the property needs to be a minimum of 12 feet which will impact the parking places. The 12 foot minimum lane width is in consideration of service trucks being able to get around the site. Clingerman also mentioned there is one light base and pole a large one in a parking space that needs to be moved or the last parking space will be lost. The other part of the access must be curbed up at the street line and the asphalt removed. Clingerman stated that he cannot require it, however a thoughtful safety consideration would be to place a walkway on the northern side of the building.

Tompi stated that would be an employee only entrance to the building and that the rear parking spaces are designated for employees only to give customers the prime parking spots.

Clingerman stated that drainage would be approved as shown. However the decision to justify drainage requirements to the new addition is not correct. Clingerman stated that a parking variance will be required and that he would not have a problem supporting that parking variance

provided that additional requisite spaces are provided within two years. Also a variance will be needed for the side yard set back. The way it scales there are 9 feet of property.

Thomas stated concern for the sidewalk on Burson Street which currently has a piece missing, wanted to know if sidewalk would be put in to connect to the existing sidewalks.

Clingerman stated that connecting the sidewalk would be a requirement.

Thomas asked if it was the contractor's intent to keep the trees in the front of the property.

Tompi stated that the current landscaping plants may be affected but the trees will remain.

Jackson stated the building appears to be served by a sanitary sewer in the alley on the north side of the building. The alley sewer has 4 or 6 inches of cover on it, is in terrible condition and would not support a restaurant. In the front of the building is the Lincolnway sewer, which is relatively new and in good shape, therefore the building needs to be connected to the Lincolnway sewer. The other comment is the sewer in the alley is so shallow this building required a pumping station that is located in the basement. A 1000gallon grease trap is required and by connecting to the considerably deeper Lincolnway sewer it may be possible the pumping station may no longer be needed. Clingerman stated the storm water currently flows from the north side of the building onto Burson Street, this will need to be fixed.

Clingerman spoke for Taylor from the Water Department, as he was unable to attend.

Clingerman stated that per Taylor there is currently a 1 inch service to the building, which will probably be undersized for their needs. It does not have a backflow preventor on it. A backflow preventor will be required. If a 1inch water line is undersized there is a main on Lincolnway they can come in off of which is the shortest direction and would therefore be the least costly.

Clingerman stated they must contact with Taylor regarding forms for fixtures to help determine their needs.

Brown clarified information regarding dry well and storage locations.

O'Herrin stated there is currently 5.7% green space on the interior landscape, and if the contractor does make any modifications to the interior landscape they would take the 3% minimum requirement into consideration. O'Herrin also encouraged keeping the existing trees.

Mrozinske stated the sprinkler system should be connected to the hydrant in the front of the building.

Collins stated Sign Permits and State Release are required. Collins also asked where the dumpster will be located.

Collins adjourned the meeting.

Issues To Be Resolved:

- 1) State Release
- 2) Sign Permits
- 3) Connect Sanitary Sewer to Lincolnway Sewer, as current connection to the alley sewer is insufficient to support flow from a restaurant.
- 4) A 1,000gallon grease trap located outside is required.
- 5) Storm water drain needed on north side of building to prevent flow onto Burson Street.
- 6) Connect missing sidewalk section on Burson St. to existing sidewalks.
- 7) Connect sprinkler system to hydrant located in front of the building.
- 8) Contact Todd Taylor at the Water Dept. regarding forms and suitable fixtures, also to clarify if 1inch service is inadequate to connect to main at Lincolnway.
- 9) Parking Variance
- 10) Variance for side yard set back
- 11) Letter of approval from McFadden stating he approves existing entrances.
- 12) Parking Lot Modifications
- 13) 24 foot Access Off of Lincolnway

- 14) Interior lane at west end must be a minimum of 12feet
- 15) Light base and pole in parking space needs to be moved
- 16) Access must be curbed up to the street line