



MEETING: Site Review Committee
SUBJECT: Salvation Army
Existing Building/Redevelopment
ADDRESS: 3240 Monroe Street

LOCATION: Park Department
DATE: January 20, 2009

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

PRESENTERS:

Doug Buell, Architect

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 Salvation Army — Existing Building/Redevelopment at 3240 Monroe Street. 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.

Buell stated his petition before the board. Buell informed the committee the building at 3240 Monroe Street which was previously the FOP building will be used by the Salvation Army as a chapel and community room space along with an office, conference room and some classroom spaces in what was previously the large banquet facility. The center bay which was the previous club room will be the offices for the facility and the basis for the food pantry work. The smaller banquet facility will be the soup/supper facility. Buell stated the existing large banquet facility is sprinkled now and they will be sprinkling the entire facility. The restrooms on right hand side of plan will be redone to improve visibility of the restroom doors from the office area to insure children are not running in and out of the bathroom unsupervised. The number of restroom fixtures will remain the same. The other bathrooms will remain the same and one small bathroom will be added out near the nursery area. The existing mechanical system will be maintained everywhere except in the large meeting facility where they will be moving the units around to the back of the building and redecorating in anticipation of a possible future addition. Buell stated that site work will involve paving the parking lot, eliminating the large retention pond in front of the facility and replacing it with underground storage and diminish the amount of gravel which they will replace with green space. Buell stated he calculated the need for approximately 138 parking spaces based on the new occupancy as he shows on the preliminary site plan.

Clingerman stated there are some potential issues with the parking lot and he will be contacting Buell with information at a later time. Clingerman stated that whereas the 3% green space islands will be required in the parking lot he does not think the curb will be required. Clingerman said the side yard is acceptable with greater than 3ft available.

Taylor stated water is not an issue.

Jackson stated the current grease trap is sufficient and he has no issues.

Mrozinske requested the directional swing of the kitchen doors be reversed to swing outward. Mrozinske advised a Knox box would be beneficial for entry in the case of an emergency or alarm; there is an application involved which is available at the Fire Department. Mrozinske also asked where the alarm panels are/will be located.

Buell stated the smoke detectors and fire alarms will be contractually maintained.

Brown stated there is greater than one an acre of disturbance so a Rule 5 Permit will be required through IDEM. The permit is valid for 5 years.

Collins stated a local building permit is required; also a separate permit for the parking lot and a sign permit will be required. Collins notified Buell that address numerals must be placed on the front of the building that are visible from the street, somewhere near the front door.

Buell stated the parking lot work is scheduled for May or June.

Collins adjourned the meeting

Issues To Be Resolved

Local Building Permit

Parking Lot Work Permit

Sign Permit

Rule 5 Permit From IDEM

Address Numerals Placed on Front of Building

Knox Box Application Processed

Knox Box Installed

Sub-Surface Drainage Design for Parking Lot

Parking Lot Design

Reverse Swing of Kitchen Doors