

DEPARTMENT OF ENGINEERING
PUBLIC WORKS – STORMWATER MANAGEMENT
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TRC MEETING NOTES:

DATE: December 9, 2025

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AGENDA ITEMS:

9:00 – Hoosier Boiler House Addition, Riley Ganshorn
9:20 - Parking Lot Expansion 14535 Lincoln Highway
9:40 - Bryan Naylor Minor Subdivision, Ty Adley
10:00 – GovWell Online Permit System, Dennis Manuwal

ATTENDANCE:

See attached Attendance Sheet for 2025-12-9

MEETING NOTES:

Hoosier Boiler House Addition, Riley Ganshorn:

Project Summary:

- Hoosier Tire is looking to replace and relocate their current steam boiler system. It is proposed that a new building be constructed near the east side of the building to build a new and much larger steam boiler system. The proposed building will be enlarged to accommodate a second “backup” steam boiler to prepare for future needs or maintenance down times.
- An overhead door will be added to the east side of the new building to accommodate boiler-related product deliveries. No docks will be constructed.
- The proposed building size will be approximately 2,900 sqft of roughly 30’ x 96’. The building shape could change as plans are prepared to accommodate the new boiler system.
- The distance between the road / right-of-way and the proposed building will not be any closer than the existing building is currently.

Planning:

- Hoosier Tire will need to have a conversation with NIPSCO to see if there is a minimum setback they would like to see between their utility lines and the proposed building.
- There is a 50-foot setback from the Pidco Dr. right-of-way to the proposed building therefore a variance will be needed.
- With the total site coverage exceeding the 70% lot coverage this will also require a variance.
- Deliveries shall not block the nearby roadway.
- Due to the potential building category the area may need to be fire rated and sprinkled.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- The City will need to know what the water and sewer needs are for the proposed addition. Will the utilities serving the new building be supplied from the existing building or are new taps and connections required?
- The building design will need to identify the layout of the utilities inside and outside the building.
- There is an existing 10-inch PVC storm drain that is located in the same area as the proposed building. This storm drain could be relocated if needed.
- Floor drains will need to discharge to the sanitary sewer and could be routed through the nearby sanitary sewer monitoring manhole.

Drainage:

- A site plan is needed that indicates how stormwater runoff will be handled and directed away from the roadway.
- The site plan will also need to include how erosion control measures will be implemented and maintained to prevent sediment from leaving the site.

General:

- Due to the proposed building being located near the roadway there may be a need to install bollards to protect the building from misguided traffic.

Parking Lot Expansion 14535 Lincoln Highway (Placed On Hold):**Project Summary:**

- Project placed on hold.

Bryan Naylor Minor Subdivision, Ty Adley:**Project Summary:**

- Bryan Naylor is interested in splitting an approx. 5-acre from a currently owned piece of property at 12498 Maple Rd. into a 2-lot minor subdivision for the purpose of constructing a new home.
- Access to the existing and newly created lots will be off Maple Road.

Planning:

- The existing and proposed lots created from the minor subdivision will need an on-site water well and sanitary septic system.
- It was suggested that the owner have the area near the new dwelling soil tested to ensure the site will sustain an on-site septic system.

Emergency Services:

- Nothing to address at this time.

Transportation:

- Nothing to address at this time.

Utilities:

- Nothing to address at this time.

Drainage:

- Nothing to address at this time.

General:**GovWell Online Permit System, Discussion:****Discussion Summary:**

The GovWell Online Permit System is the City's new permit system that will be live soon. The testing phase will soon be coming to an end and now is a good time to have any concerns addressed.

END OF MEETING

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