



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

MEETING: Site Review Committee LOCATION: Zoom
SUBJECT: Bru Mans Hot Chicken DATE: September 14, 2023
ADDRESS: 1202 Formula Dr., Suites A,B,C,D
PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage, Associate Planner
(219) 462-1161 / jgage@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Nate McGinley, VCS
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, VCS
(219) 464-4973 / tfahel@valpo.us
Hannah Seats, VCS
(219) 464-4973 / hseats@valpo.us

PRESENTERS:

Bruce Dawson, Owner
(219) 771-8316
dawson0729@aol.com

The following is a summary of the discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Bru Mans Hot Chicken to be located at 1202 Formula Dr, Suites A,B,C,D. Shrader stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issue 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.

EXPLANATION OF PROJECT: Dawson stated he is a long time Valpo business operator. He is the original franchisee and current operator of both Jimmy John's stores in Valparaiso. Dawson likes the direction of the City and thinks we are on a very good path. This project is a take-out/pick up/delivery concept for Nashville hot chicken. No one else is doing it the authentic way that was originated. He hopes to make a commercially viable project out of this. Space is very difficult to come by in Valparaiso. Dawson mentioned that he did find the space at 1202 Formula Drive, just off of Roosevelt Road. There is nice parking. The space was formerly a meat market/restaurant combination. The inside will be completely gutted. New equipment will be installed. Dawson indicated an architect will be hired to assist him to ensure everything will be per code. The project will be sent down State for approval. Plans will be submitted to the City. Everything is spelled out in the description of the project.

STAFF COMMENTS:

SHRADER: This is the only building in this entire development along Formula Drive that is zoned Commercial General. The restaurant is a permitted use. Parking is calculated by using the square footage of usable floor area. There was a restaurant located here before and there

is a restaurant next door. Shrader feels comfortable with the amount of parking. If 75% of the gross floor space is used, 14 parking spaces would be required. Kin Khao is about that too. There is exactly that amount of parking. If any restriping is considered, it will be necessary to make sure the stalls are the appropriate length and there is the width of the drive to do that. The accessible space should be close to the accessible entrance. Thrasher mentioned that the accessible space is located at the end because there is no other place to access the sidewalk. If the parking space in front of the building closest to Roosevelt Road is truly in the right-of-way it should not be used as a space. Signage is handled through a separate permit. Looking at existing conditions, the building has maxed out the allowable wall signage. The other sign on the property is legal non-conforming. Face changes are permitted and will require a permit. Other than that, all that would be permitted is window signage.

GAGE: The signage for the building was looked at when Kin Khao went in and the general calculations were done then. If, by chance, the storage operator can be convinced to remove some of the old signage on the façade a conversation could be possible. Gage's contact information is shown at the beginning of these minutes. Gage can be contacted by Dawson or by the sign contractor if the conversation with the storage operator proves to be fruitful. Right now, the façade signage is maxed out. Window signage is 25% max coverage on any window opening.

LAIRD: This appears to be mostly an interior remodel. Laird asked if there is any proposed work to the exterior, i.e., sidewalks, parking lot, etc. Dawson stated no revisions to anything exterior are being considered. Laird presented no comments of the project.

FAHEL: Fahel asked if Kin Khao is staying in this location. Dawson confirmed they are staying. Submittal of an internal plumbing plan will be necessary. Fahel mentioned a waiver application for the 1,000 gallon grease interceptor will be emailed to Dawson for completion.

MCGINLEY: McGinley asked if there will be any changes to the existing water or sewer services. Dawson confirmed there will be no changes to either of these services. McGinley stated VCS records show the sewer service for the facility is a 6" lateral that comes off the combination main on Elm Street and actually goes through Beef Mart's property. McGinley advised that the water service is a 1" service that feeds the whole facility. If there is ever an event where more water is needed, it would be the landlord's responsibility to upgrade the service and meter. However, if there are no issues, it is not a problem.

STITES: All initial inspections required during the construction phase must be coordinated and scheduled through the Building Department. After occupancy is granted, the facility will be subject to annual fire inspections. It will be necessary to have any fire protection contractors contact Stites before installing any fire protection equipment. The fire inspector for this facility will be Scott Hansen. After minutes are distributed, Stites will email some documentation and information. Stites asked if Dawson has been in the building and wanted to make sure he is aware that there will be some challenges with all that he wants to do. Dawson said he is aware of the challenges.

THRASHER: Thrasher mentioned that the building owner claims there is a 1,000 gallon grease interceptor on the property already and asked Fahel if this is true. Fahel stated that Water Reclamation has no record of this. There have been a couple of interior grease traps in the past. Fahel said Kin Khao has an under sink interceptor. Thrasher mentioned a lot of work has been done at this building without permits and not done by qualified individuals. The plumbing and electrical work need to be evaluated by an architect or a qualified plumbing and electrical contractor and much of it may have to be redone. Kin Khao had to go through a lot of work to get their space up and running correctly. Thrasher was glad to hear that Dawson has an architect involved in the project and knows that he is aware of the issues. Part of the project may have to go down State and the two hoods will definitely need to go down State for Construction Design Releases. Thrasher asked how many suites

this project will be taking up. Dawson said the project involves four suites. Thrasher stated it may be necessary to reconfigure some of the suites with what Kin Khao has and what Dawson will have. This can probably be done through the inspection process. It appears there will be one space left on the end. Dawson said this project will butt right up against Kin Khao Thrasher believes Kin Khao put up a one-hour demising wall. We will need to verify that this is in place. The suite numbers will probably have to be reworked but this can be handled through the inspection process. It will be necessary to work with the Porter County Health Department. A Building Permit will be required. Submittal of a full set of plans is required. Providing a full list of contractors is required. All contractors must be registered with the City before permit issuance. As mentioned earlier, any signage will require a separate permit.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Construction Design Releases
- Building Permit
- Sign Permit
- Fire Protection Contractors Must Contact Stites Before Beginning Work
- Grease Interceptor Waiver
- Evaluate Plumbing and Electrical (architect or qualified plumbing/electrical contractor)
- Verify Existence of One-Hour Demising Wall
- Contact Porter County Health Department
- Submit Full Set of Plans
- Provide Full List of Contractors
- All Contractors Must Be Registered With The City