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Valparaiso, IN 46383
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MEETING: Site Review Committee
SUBJECT: The Waiting Room
ADDRESS: 56 Indiana
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: January 12, 2023

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 Fabel, VCS
(219) 464-4973 / tfabel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Brent Wagner, Wagner Architecture
(219) 531-2468
brent@brentwagnerarchitects.com
Dan Tursman, Sauce Holdings, LLC
(219) 962-7676
dtursman@lukebrands.com

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

OPENING: The Site Review Committee met to discuss the proposed The Waiting Room to be located at 56 Indiana Avenue. 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: WAGNER – Wagner explained that this is in the rear of the building and has a west facing store front facing the side of the Amphitheater. Most recently it was used for Shaw Law Offices. Before that it was the Kernels and Cones for a number of years. Kernels and Cones did a build out for food services when they occupied the space. A lot of those improvements will be used for this as well. This will be open in the evenings and weekends. It will be used for events. It is a limited capacity and limited menu. They will serve craft cocktails and craft beers. Tursman explained that they are looking to have a small venue bar. There will be a little bit of food service consisting of sandwiches and snacks. Naturally, there will be the beverage service.

Shrader requested they explain the interior work. Wagner said starting at the back of the space there is an existing bathroom and mop sink. There was a three-compartment sink that was removed. The plumbing for this sink is still there. A three-compartment sink will be reinstalled to re-install the sink with a grease interceptor. Opposite that there was a little office. They are going to add a door to the kitchen prep area. Opposite that is a food storage area and mechanical room. Beyond that is the public area. Tursman reiterated that the only construction going on will be reinstalling the three-compartment and the knee wall for the bar. Along the back bar is a banquette seating area to provide movable tables and chairs.

STAFF COMMENTS:

MCGINLEY: McGinley is assuming they will be utilizing the existing water and sewer services. Old World Market has their own service and this section of the building has their own service which is a 1" copper with 3/4" meter. The only possible concern McGinley has is that the 1" service and 3/4" meter will supply enough water for this use and anything else in the building. McGinley said they

need to make sure this service will provide enough water to meet their needs. Otherwise, it may be necessary to upgrade. Wagner confirmed that they will be using the existing sanitary lateral. Tursman asked how they address the grease trap. Will an above floor grease trap that is tied directly into the three-compartment sink be allowed? Will this meet City requirements? McGinley indicated that this will be addressed by Tony Fahel. Typically, Fahel requests an internal plumbing plan. Fahel will also address the grease interceptor.

LAIRD: Looking at the plans it appears it is an interior build out. Is this correct or will there be any exterior work being proposed i.e., parking, sidewalk? Wagner mentioned some outside signage, but no exterior work. Laird mentioned that Engineering does deal with signage. If there is no other exterior work being done, then Engineering has no further comments at this time.

SHRADER: This is categorized as a bar and falls under the City's alcoholic beverage use category. It happens to be a Special Use in the downtown. Special Use standards are a little difficult to understand. Shrader believes they are incomplete. The Special Use Standards are on the list of things to fix to be easily understandable and what is needed for downtown. As it stands, there is a restriction if there is a place of public assembly within 500 ft. of the proposed alcoholic beverage establishment. Places of public assembly would include the museum and Memorial Opera House. Planning is looking at modifying these standards but there would be some sort of distance away from certain type of uses required. One of the things Planning is contemplating is being a certain distance away from public parks. Shrader explained that her concern is the proximity to the park and how an alcoholic beverage establishment will relate to the uses and a family friendly atmosphere the City is trying to cultivate in this area of downtown. There are different degrees of use permissibility. There are uses that are permitted by right in a certain zone. There is limited use which is a staff level approval if the limited use standards are met. There is Special Use which requires a visit to the Board of Zoning Appeals no matter if the standards are met or not. Then, there are prohibited uses. Right now in the Central Business District, alcoholic beverage use is a Special Use that requires a visit to the BZA. Shrader requested an explanation of the business operations so Planning understands a little better how it will relate to all of the things going on around it, specifically the park. Tursman said the intent is for it to be a bar. They have a liquor license. They have applied to the Board to have the license placed at this location. There are the requirements with spacing and distances from assembly and the public hearing process which did pass through the Liquor Board. As to how this applies to the City ordinance, Tursman will defer to Shrader. If this is something where they need to go to the BZA for permission, then Tursman will do that. It is an establishment that will be serving alcoholic beverages. Wagner interjected that when this project was presented to him, it was presented as a limited hours/limited use. The idea is that it will be open Thursday through Saturday early evening until midnight. The site will be available for special events. If someone wants to rent it out in conjunction with something going on at the park, it is available. The park being in close proximity is part of the attraction for this space. It won't be open until 2:00 a.m. having people stumble out across the park. Tursman indicated that the hours of operation will probably be 7:00 p.m. to midnight. Shrader thinks this will be important. Part of the incompatibility with the park would be during the day. Specifically, the City does not want people in the bar drinking at 7:00 a.m. or when the splash pad is in full use in the summer. Shrader stated that when the project goes through the BZA and if it gets approved, she would expect there will be some written commitments attached that may tie the bar to certain use restrictions in terms of hours, etc. Shrader conveyed that the deadline for the February 15th meeting is January 13th and the deadline for the March 15th meeting is February 10th. Shrader hopes to have the new standards and language in place by April and have an idea of the direction Planning will be going sooner than that. Sign permits go through the Building Department and are reviewed by Planning. If you have any signage questions, Planning or Building can help.

THRASHER: This will be considered a B occupancy. There is only one restroom; however, however, two restrooms are required for the occupant load. To date, this would be the most intensive use in this space. Previously it was an office and prior to that it was a take-out ice cream place. Thrasher feels the two-restroom requirement is valid and was unsure if the lack of a second restroom was going to be addressed. One restroom does not seem sufficient, and code does require two. Wagner said this is not a change of use and there has always been one restroom. Thrasher reiterated that this is a much more intensive use than what it has been in the past. Before, there may have been 5 to 8 people at a time and one restroom seems very sufficient because it is one per 25 but now the occupant load is 40 and this triggers the two-restroom requirement. Wagner said he will look into this issue. Based on the plan submitted, Thrasher is unable to tell the number of DFU' (drainage fixture units). Thrasher requested an existing and proposed floor plan. If the number of DFU's is over 5, this project will have to be submitted to the State for a Construction Design Release. Wagner mentioned that he is not familiar with the drain count or how it works. Thrasher suggested he refer to the Indiana Plumbing Code and believes this information is in Chapter 7, Table 709. The table lists

common sinks, toilets, etc. and what their drainage fixture unit is and as long as it is 5 or under the project would not need to go down State. If the three compartment sink and a restroom are added, this will probably throw the project over the 5 DFU's and it would require State review. A building permit will be required. A complete list of all contractors working on the project will be necessary. The project needs to be submitted to the Porter County Health Department for their approvals. Thrasher indicated that occupancy cannot be issued until the Health Department has done their final inspection and approved the use. The sign will require a separate permit. Thrasher asked for clarification about the food and the need for a hood system. Tursman stated there will not be a need for a hood. There will not be any cooking, just possible warming in a microwave/toaster oven. Thrasher cautioned that they need to make sure the HVAC can handle any heat/steam coming off the appliances being used. If the HVAC cannot handle the heat/ steam, it may be necessary to have a Type 2 hood. Thrasher will need an internal plumbing plan. Thrasher questioned how trash will be handled. Wagner mentioned that because there are three residential units in the building, the building is able to have City services. Historically, the totes being used have been sufficient for The Market to use the totes along with the other tenants. If this does not work they will go to a dumpster. Thrasher stated that typically Valparaiso City Services does not serve mixed use or commercial buildings. This may have to be looked into further. Shrader is aware there is no dumpster. Wagner mentioned that there is a corral and it is large enough to house a roll in dumpster.

ON BEHALF OF TIM STITES (FIRE DEPARTMENT): The Fire Department will do a final inspection. The inspection will be scheduled and coordinated through the Building Department. This project will also be subject to annual fire inspections.

ON BEHALF OF TONY FAHEL (WATER RECLAMATION): Fahel will require an internal plumbing plan and a copy of the menu. Based on what is submitted, Fahel will email Wagner and Tursman grease trap sizing information.

ISSUES TO BE RESOLVED:

Variance for Special Exception

Determine if the 1" Water Service and ¾" Meter Will Provide Sufficient Water

Second Restroom

Existing and Proposed Floor Plan

Determine Total Number of DFU's

Submit to State (more than 5 DFU's)

List of all Contractors

Contractors Must be Registered with The City

Contact the Porter County Health Department

Building Permit

Sign Permit

Trash Removal – City Totes or Dumpster

Submit Internal Plumbing Plan

Copy of the Menu