



**MEETING: Site Review Committee**  
**SUBJECT: Oriental Pain Management Center**  
**ADDRESS: 823 Lincolnway**

**LOCATION: City Hall**  
**DATE: October 7, 2008**

**PRELIMINARY SITE REVIEW  
IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161  
Tyler Kent, Asst. Planner (219) 462-1161  
Matt Kras, Storm water Engineer (219) 462-1161  
Jack Johnson, Fire Department (219) 462-8325  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Daryl Brown, Water Dept. (219) 462-6174  
Mike Brickner, Valparaiso Police Dept. (219) 462-2135  
Curt Hawkins, Valparaiso Police Dept. (219) 462-2135  
Media

**PRESENTERS:**

John Rodell, Business Manager  
714-830-9576  
jrodell@csu.fullerton.edu

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed massage therapy business. Phillips 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.

Rodell explained the business is a massage therapy treatment and pain management center. The business will have 2 therapy rooms. Rodell stated he and his wife currently operate 2 massage therapy centers in California and anticipate expanding in the Midwest area.

Kras inquired if any parking, impervious area, or building additions will take place on the site. Rodell said that a sign will be added in front of the building. There will not be any added parking, asphalt or expansion. Kras said there was an issue approximately 5 years prior in reference to how the storm water discharge is directed from the downspouts. The west side had been causing problems with the neighbors and this was supposed to be redirected to the front of the building. Kras will check into this issue.

Phillips stated that any signage or sign panels will require a permit. Any contractor doing any work on the premises must be registered with the City. Following the State requirements will be necessary if any structural changes take place. Contact information was provided. Rodell said they are not planning on any type of building additions. Currently there are 4 parking spaces in front of the garage. Phillips commented there must be unfettered access. The actual business space is 26' x 51' within a one story building. Phillips and Kent will check into this in order to determine if there are any parking concerns. Rodell added there is also parking along the side of the house. It may be necessary to obtain an agreement for parking from the surrounding property owners. Phillips pointed out that the hours of operation cannot overlap. The entire parking requirement however, cannot be satisfied by this alone. The parking issue will need to be resolved. Rodell said the basement isn't being used as any part of the business. Rather than a dumpster, the site will have a cart arrangement, stored in the back, and out of public view. Phillips stated if a dumpster is needed, provisions for screening are required. In reference to the construction sign associated with the East

Lincolnway project, Phillips recommended speaking with Don McGinley, Project Manager for the City. The possibility of this being considered an adult oriented business was discussed prior to site review. Rodell is aware of the City standards both geographically as well as what's defined as an adult business. Phillips made it clear that if this is found to be an adult business in the future, the City will take steps to enforce the ordinance. Rodell acknowledged that he has received a copy of the standards. Phillips stated if complaints are received about the business, or any sort of evidence that the business is being run in that type of manner, the City will follow up as they have in the past with other businesses of that sort. In regards to parking, the business will have 2 employees however, only 1 vehicle. Provisions will need to be made for any striping that's necessary.

Pilarski said he will defer comment on any questions on the connection point for the sanitary sewer line from the facility and into the sanitary sewer main. There is concern as to what's being discharged into the sanitary sewer. The wastewater discharges from the facility will need to meet the requirements in Chapter 52 of the City of Valparaiso's Municipal Code. Rodell said the kitchen area is used for staff only as a break room. The only chemical used is massage oil which is licensed and sold through massage therapy centers. No operational equipment is used at the facility that would produce wastewater discharge into the sanitary sewer.

Brown stated previous records indicated the facility has residential service therefore, backflow protection will be necessary. The backflow device is required to be installed at the water meter. Phillips added that the property is zoned commercial although if it were used as anything besides a commercial establishment, it will require a change of use from the State. Contacting the Indiana Department of Homeland Security office is necessary as well as filing the applications accordingly.

Johnson said if a fire alarm system is going to be installed in the building; a Knox Box will be required.

Brickner is aware the employees are licensed massage therapists and the certificates will be posted in public view at the business. The hours of operation are 10:00 a.m. until 8:00 p.m. or 9:00 p.m.

Hawkins inquired if they are licensed in California. Rodell explained they are licensed and that each City / County has different requirements in California. Each massage therapist will have passed a school that requires 500 hours of training. To ensure there are no criminal records, fingerprinting and identification is needed for each City they operate in. Rodell offered assurance that they have passed the necessary requirements pertaining to this. Ordinary household disinfectant products will be used. The separate therapy rooms have doors with no locks. Appointments can be made by phone although walk-in appointments will be accepted. Advertising on the internet may be a possibility. Currently the offices located in California do advertise on the internet. Rodell said that no one will reside at the facility during or after the hours of operation.

#### ISSUES TO BE RESOLVED:

- Backflow Prevention

- Knox Box

- Rule 13 Inspection

- Sign Permit

- Zoning Clearance with Site Plan