



MEETING: Site Review Committee
SUBJECT: Java Jo's
ADDRESS: 1502 Calumet

LOCATION: City Hall
DATE: January 30, 2007

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Media	

PRESENTERS:

Steve Catherman, J&S Opportunities
 (219) 406-4400
 redty4@yahoo.com
 Marlo Berg, Design House Studio
 (219) 310-1345
 designhousestudio@comcast.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed drive-thru coffee house at the corner of Calumet Avenue and McCord Road. 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.

Berg explained Java Jo's would be a double sided drive-thru and they have worked out several options to accommodate. The building is 10' x 34' with a 90% drive-thru business and 100 square feet store front for minimal walk-in business. There will be 4 parking spaces.

The location also has easy access on McCord Avenue and Calumet Road. Customers will realize upon seeing the lot size that the establishment is primarily a drive-thru. There will be a patio and tables primarily for the nearby park pedestrians.

Johnson stated if there will be a monitored fire alarm system, a Knox Box is required.

Phillips stated that this is a good fit for the site and has permitted use as well. Engineering stated a waiver for the sidewalk is preferred and improvements will have to be done along Calumet Avenue when needed. A 6' monument style sign is allowed since this is in the Calumet Overlay District. Architectural standards require approval of architecture and design of site. Phillips will work with and review architecture. The dumpster on the property must be enclosed on 3 sides to match the color of the building with a wood gate. Phillips will review the idea of a vinyl privacy fence that will match the building. Further concern is expressed about the additional traffic beyond the drive-thru traffic, with only having the 4 parking spaces. Maximum lot coverage is based on the proposed right of way and cannot go beyond 80% otherwise a variance is required.

Oeding is aware that the southbound traffic on Calumet Avenue will have to come in on McCord Road. Parallel parking is available on the south side of McCord Road. Thrasher stated

that the prefabricated building needs a State Design Release before a permit can be issued. A sign permit is also required.

Pilz stated that the address is 1502 Calumet Road and the right of way will have to be dedicated on both frontages. The proposed parking along the right of way on McCord Road is normally not allowed. It's probable this can be done, but if the city ever does a major project on McCord Road, the 2 parking spaces on the south would be lost. Approval from the Board of Works is needed. Refer to the previous Site Review minutes for comments regarding the site. A plan is needed showing the grades and how the different slopes will be handled. The site plan should also show utilities. There will be a sidewalk waiver stating that in the future, if sidewalks are required, they will have to be constructed at presenters cost. Because it may be difficult to get into the 2 parking places on the south side, it was suggested to eliminate the grassed island area. This will give an extra 2 feet or so for each parking place. It was also confirmed that there needs to be 25% green space. The plan shows 15' of dedication on McCord Road and 30' on Calumet Avenue. Pilz will verify this dedication.

Kras explained that a drainage plan needs to be submitted showing how drainage will be managed, as well as an erosion control plan showing how erosion will be minimized from the site.

Pilarski stated the concern of protecting the sanitary sewer from the discharge of food. A 1,000 gallon oil/grease interceptor will be required to remedy. A smaller unit may be appropriate for this particular facility and a waiver may be applied for.

Martinson stated a detailed landscape plan is required. It should be noted on the plan that there are no trees on this site. Two trees can be placed between this site and Wendy's. There is a list available on our website at www.valparaisoparks.org with regards to the recommended plants and trees. Sign area will also need some vegetation and referral to this list is recommended. Martinson is willing to help in finding what will work for this site.

Brown explained that the water service will come from the south side of McCord Road. A backflow device is required at the water meter. Also, if an irrigation system will be added, a backflow device is required.

Pilz confirmed that the additional right of way needed is 15' on Calumet Avenue and 10' on McCord Road.

Phillips concluded that there could be a variance required for the 30' required landscape and building setback.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Drainage Plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Sign Permit
- Building Permit