



MEETING: Site Review Committee
SUBJECT: Additional parking for Abner Salon
ADDRESS: 401 E. Lincolnway

LOCATION: City Hall
DATE: May 30, 2006

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
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144

PRESENTERS:

Terry Abner
 (219) 462-7542
 lifeat503@verizon.net

Media

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 parking lot addition for Abner Salon on the corner of Lincolnway and Valparaiso Street. 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.

Abner explained that there were currently 5 paved spaces and the back of the building. Approximately $\frac{3}{4}$ of the lot is paved. Abner would like to remove the pavement and grass area to provide for a better parking area. The allowance for green space is on the west and north side of the property. There will also be green space on the east side, but the area is in disrepair. Abner would like to clean up that area and build a retaining wall. In addition, he would like to add security lighting on both the northwest and northeast corners. There is also street parking on the west & south sides of the building, which Abner believes one parking space could be added on each street. Abner would like to replace the concrete gutter and add a curb to obtain to more parking spaces.

Oeding questioned the option to add spaces to the on-street parking. He will review the site and see what options are available. It is possible to stripe the curb to better define parking spaces. Oeding also noted that the curb and gutter work could damage the brick street. Oeding would like to work closely with the contractor. The original building will not change. There will not be a handicap ramp, but they have a few clients with limited mobility. A handicap space in the parking lot would be appreciated. Phillips noted that one handicap space would be required for this project. Oeding suggested the handicap space to be #9 or #4 on the site plan.

Phillips noted that a landscape plan is required. Steve Martinson, City Horticulturist, must approve the plan. A Preferred Plant List and a Do Not Plant List are available on the park department's web page www.valparaisoparks.org. Martinson would like to see the addition of a tree if possible. Abner indicated that he is an avid gardener and will create a pleasant setting.

Parking spaces must be 9'X20'. Abner noted that he would like to create a small space on the other side of the sidewalk for storage of trashcans.

Kras requested the provision of green space as a buffer before drainage flows onto Valparaiso Street.

ISSUES TO BE RESOLVED:

- Review parking with Craig Phillips & Bill Oeding
- Landscape plan (2 copies)
- Erosion control plan
- Site Improvement Permit
- Building Permit