



MEETING: Site Review Committee
SUBJECT: Hair Salon
ADDRESS: 504 Evans Avenue

LOCATION: City Hall
DATE: November 28, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Matt Kras, Storm water Engineer (219) 462-1161
 Jack Johnson, Fire Department (219) 462-8325
 Dave Pilz, Engineering Director (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973

PRESENTERS:

Dennis & Daylin Charnetzky
 1108 Chicago Street
 Valparaiso, IN 46383
 (219) 465-3241
 charnetzkyhomeimprovement@
 yahoo.com

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 hair salon at 504 Evans Avenue. Kent 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.

Dennis Charnetzky explained that this is a building at Dr. Richard Stackert's Dental Office. It is a separate building (originally a garage) and was previously used as offices for the previous owners. Charnetzky would like to use this space as a 1 person hair salon. A bathroom must be added. The interior will be remodel for the salon. There will be no additions to the current building.

Pilz confirmed that there is no sewer or water currently at this site. Charnetzky said they would tie into the dental office building. Pilz gave a separate address from the dental office. The address number must be posted on the building.

Thrasher noted that a State Design release is needed since the building was not constructed for this use. Charnetzky, a contractor, noted that the building is on footings, framed 16" on center, has been resided and insulated, and electric is up to code. Any signage and/or fencing also require a permit.

Kent inquired about parking. Charnetzky explained that the dentist needs 10 spaces and the salon will need 3 spaces. Currently, there are 14 spaces on site. The drive in front of this building will be noted as handicap parking. Signage will be based on the frontage of this building. Charnetzky intends to put up a small wall sign on the building.

The water department asked that the new tenant consider a separate water service. Backflow protection is required.

Johnson mentioned that if the building is to be monitored, a Knox Box or key box system is required. The fire department will conduct an inspection of the building once a State Design Release has been obtained.

The State Design Release may be submitted through the State of Indiana's web page. Follow the link for Plan Review Submittal under the Department of Homeland Security.

ISSUES TO BE RESOLVED:

Sanitary/Sewer, Backflow Prevention, State Design Release, Building Permit