



MEETING: Site Review Committee
SUBJECT: Valley Restaurant
ADDRESS: 55 South Franklin

LOCATION: City Hall
DATE: June 14, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Matt Evans, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Blair N. Muro, (970) 445-0786 / blair@eatvalley.com
Cory M. Muro (970) 708-4764 / cory@eatvalley.com
Brent H. Wagner, Wagner Architecture
(219) 531-2468 / brent@wagnerarchitecture.net
Javier Aguilar, Wagner Architecture
(219) 531-2468 / javier@brentwagnerarchitects.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:

OPENING: The Site Review Committee met to discuss a proposed restaurant located at 55 South Franklin Street. Burkman 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.

EXPLANATION OF PROJECT: Blair and Cory Muro are proposing the Valley Restaurant, 55 South Franklin located in what used to be The Scuba Tank. The restaurant will be approximately 2,000 square feet. The concept will be "farm to fork" with a lot of organic sourcing and will use local produce and meats. The project will be sent down State due to the change of use. Muro stated the menu would be "modern American" incorporating different techniques from other cultures. Starting next spring, much of the produce will be grown on their own farm. They are hoping to create jobs both through the restaurant and at their farm.

STAFF COMMENTS:

JOHNSON: The project will have to go to the State for plan submittal concerning separation and occupancy change. The hood system will require State review. Sprinkling the building is not required. Muro stated there would be an alarm system. Johnson said the annunciator panel for the alarm system needs to be installed in the front of the building. A Knox Box is required. Issues with the rear of the building are deferred to the Building Commissioner. The fire escape is not considered a means of egress for the second story. If the fire escape remains, it must be maintained; however, removal of the fire escape would be supported by the Fire Department.

MCINTIRE: The building will have to be brought up to backflow code. Shaun Shifflett should be contacted regarding the requirements for backflow prevention.

EVANS: Public Works has no comments.

BURKMAN: No one from the Planning Department is in attendance; therefore, Craig Phillips, Planning Director, may follow-up with comments on the project. Burkman asked if the two-season area would be used for outdoor dining. Muro indicated the area is currently glass display cases that will be removed. This is actually the front wall and it will be pushed out a couple feet and will remain partially covered. It will be a smaller covered patio area for summertime use. The area will not run out onto the sidewalk very far and will not interfere with traffic flow. Burkman asked if this meant the building was being extended. Wagner explained that the glass is not being extended all the way to the front of the building. It is being held back approximately 4'-5' and will be covered by the upper floor. Burkman asked if the water meter sizing would be changed. Wagner stated the meter is currently 1" and they did not anticipate any change. A grease trap will be required and further comment is deferred to Ed Pilarski, Water Reclamation.

THRASHER: The project will have to go down State due to the change of occupancy and the new restaurant prior to a building permit being issued. There is a concern with the rear of the building. Wagner said there is an elevated slab and he wants to get some steps down to grade off the south end of the slab for exiting purposes. Wagner said removal of the fire escape would be a positive. Thrasher said the fire escape is not being counted as an exit and removal rather than repair is strongly recommended. The Fire Chief has sent letters to the owner advising the rear exit is not acceptable and therefore, there is only one exit. The shed-type roof above the second floor is a problem during the winter. Large icicles form off this roof and create a serious hazard. Since this is the required second exit this issue needs to be addressed as part of this project. All signage will require a permit. Craig Phillips, Planning Director, will need to be contacted for outdoor dining.

PILARSKI: There is not enough information to provide comment at this time. An internal plumbing plan and external sanitary sewer schematic showing the connection point into the sanitary sewer system are required and should be sent directly to Mr. Pilarski for review and approval. Some type of interceptor or trap will be required. This is dependent upon what is inside the kitchen.

COMMENTS E-MAILED FROM CRAIG PHILLIPS: The restaurant is a permitted use. This property is located in the Central Business District. Per Section 5.303F of the UDO, signage is limited to 3 square feet per linear foot of storefront, or a maximum of 132 square feet, whichever is less. Information regarding outdoor dining can be obtained by contacting the Planning Department or from the Planning Department website. Please be aware that first time applicants for outdoor dining must receive approval from the Board of Works. A representative from the restaurant will be required to appear before the Board of Works at the applicable meeting.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- External Sanitary Sewer Schematic