



MEETING: Site Review Committee
SUBJECT: Yo-Amazing
ADDRESS: Valparaiso Market Place

LOCATION: City Hall
DATE: October 4, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Jim Pingatore, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161

Media

PRESENTERS:

Kevin Coppinger, Kevin's Yogurt LLC
(219) 728-6334/K.Coppinger@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:

OPENING: The Site Review Committee met to discuss a proposed frozen yogurt shop located at the Valparaiso Market Place. 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.

EXPLANATION OF PROJECT: Coppinger explained that he owns another business in Portage and this project is not his first endeavor. Coppinger reviewed the layout of the shop. This will be a self-serve facility. Once a customer makes his/her selections, it is weighed at the cash register and paid for. Coppinger stated there would be a seating area for between 22 to 24 people. A walk-in cooler will be located at the back of the store. There will be a three-compartment sink, a mop sink, a hand sink and shelving. Coppinger stated the handicapped bathroom is existing. There is a possibility he will be moving a door. Phillips asked if this was a franchise. Coppinger stated it was his own operation. Phillips asked for clarification on the unit number being used for the shop. Coppinger stated it is Unit G1B. This unit is 1,390 square feet.

STAFF COMMENTS:

ON BEHALF OF EVANS: Public Works has no comment.

PILARSKI: Pilarski stated that any restaurant located in the City of Valparaiso is required to install a 1,000 gallon oil and grease interceptor; however, the description of this project and the product being sold seems to indicate that a smaller size oil and grease trap would be appropriate. This unit would be located underneath the three compartment sink. Pilarski stated additional information is required in order to process a waiver for the oil and grease interceptor. He will send Coppinger a letter outlining the additional information required. Coppinger asked if the oil and grease trap is necessary if food is not being prepared. Pilarski asked if utensils and equipment would be washed

and Coppinger stated utensils and equipment would be washed. Pilarski stated that the product being sold is milk based and does contain fats, oils and greases and these need to be removed from the waste water. Pilarski requested Mr. Coppinger's mailing address.

THRASHER: Thrasher asked if the walls shown on the plan are existing. Coppinger they are not. There is currently a wall at the front that will be removed as well as a side wall that will be moved. Thrasher how many linear feet of new wall will be constructed. Coppinger stated the new wall will be less that 100 ft. Thrasher stated this would not have to be sent down State for plan review; however, a local building permit will be required. Thrasher asked if the building was sprinkled. Coppinger said he would have to check. Thrasher stated that if the building is sprinkled and there is an alarm, a Knox Box will be required. If a Knox Box already exists at the site, at the time of occupancy keys will have to be put in the box. Thrasher asked if the bathroom was handicapped accessible. Coppinger stated that it is accessible. A permit for signage will be required.

BURKMAN: Burkman asked if any other exterior improvements other than the signs that would be done. There are not. Burkman asked about the possibility of outdoor seating. Coppinger said this is something that needed to be discussed with the landlord and that there may be a possibility of a couple of outdoor tables. Burkman stated if outdoor tables are used, sidewalk widths would have to be ADA compliant. Phillips stated access could not be blocked. Phillips further stated this is not subject to our review and approval as far as our program, but this is still subject to ADAAG. Burkman asked when Coppinger intended to be open. He hopes to be opened by the end of December or the beginning of January.

PHILLIPS: Phillips asked if the signage would be wall signage. Coppinger stated it would be wall signage and would be on both the front and the back. Phillips stated there is one calculation for the front linear footage of the unit and in this case he believes it is 20. This would allow for 60 sq. ft. of signage, and applies to both the front and back of the unit. Phillips asked if there was an existing dumpster for the unit; however, if there is not, where will the dumpster be placed. Coppinger needs to check into this. Phillips stated that if the dumpster is new and needs to be introduced to the site, it must be enclosed, with the same color and architecture as the building i.e., if it the building is block the dumpster enclosure needs to be block. Phillips suggested Coppinger look into what Quizno's uses and to use something similar. The standards for dumpster enclosures are in Section 2.406 of the Unified Development Ordinance. The ordinance is available on the City website under the "I Want To" Section to get zoning information. This is a permitted use. Parking was a concern; however, this building has its own dedicated parcel with parking and there is only one other casual restaurant in the same strip, so there really is no concern about parking. There always appears to be adequate parking available in this location. Since no site improvements are being made, there are no other zoning issues.

PINGATORE: Pingatore asked what the previous tenant was. Coppinger stated it was a cell phone building. Pingatore stated there were no water issues; however, since this a food service establishment, backflow prevention is required. Contact information for Shaun Shifflett was provided. .

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Oil and Grease Trap
- Knox Box (if necessary)
- Dumpster