



MEETING: Site Review Committee
SUBJECT: Top Nails & Spa
ADDRESS: 1608 Lincolnway

LOCATION: City Hall
DATE: October 16, 2012

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Leon Haynh
 (219) 448-0254 / long999@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 nail salon to be located at 1608 Lincolnway. 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: Haynh explained that he wishes to open a nail salon and spa to be located at 1608 Lincolnway, next to Jimmy John's. Haynh stated that walls and a raised platform will be added. Additional plumbing will be done.

STAFF COMMENTS:

THRASHER: Thrasher stated clarification is needed concerning the suite number for this unit. Thrasher asked if the restroom is handicapped accessible. Haynh confirmed the restroom is handicapped accessible. Thrasher stated that a Building Permit is required for the minor construction being done. Checking to ensure proper ventilation for whatever chemicals will be in use is necessary. Signage will require a permit.

BURKMAN: Burkman noted that since only interior work is being proposed, Engineering has no comments concerning this project.

WEGRZYN: Wegrzyn confirmed that the sign face will be changed. This will require a permit. Parking for this site is calculated at 5 spaces per 1,000 sq. ft. of useable floor area. Storage and restrooms are not counted towards the parking calculation. However, the seating and service areas will count towards the calculation. Haynh stated the usable floor space is 1,500 sq. ft. This will require further review. Wegrzyn stated the dumpster will require a dumpster enclosure. Referring to Article 2, Section 2.406 of the Unified Development Ordinance concerning the dumpster is necessary.

PILARSKI: Pilarski questioned if the internal plumbing will be changed. Haynh stated plumbing will be left as is. Pilarski indicated there were no further comments.

GESKEY: Geskey stated the Water Department records show there is no backflow protection at

this location. Having the landlord contact Shaun Shifflett concerning backflow protection is necessary.

JOHNSON: Johnson said the only issue the Fire Department has concerns the ventilation system. Johnson will inspect the ventilation system to ensure it will be able to handle the chemicals being used.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

Building Permit

Signage / Fencing Permit

Zoning Clearance

Ventilation Inspection

Dumpster

Parking