



MEETING: Site Review Committee
SUBJECT: Pikk's Bed & Breakfast
ADDRESS: 62 Lincolnway

LOCATION: City Hall
DATE: December 4, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Marv McDaniels, Water Reclamation	(219) 464-4973
Shaun Shifflett, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Brent Wagner, Wagner Architecture	(219) 531-2468 / brent@wagnerarchitecture.net
Jean Maczak, Wagner Architecture	(219) 531-2468 / jean@wagnerarchitecture.net
Paul Loduca, Pikk's Tavern	(312) 266-8538 / paul@davinci-group.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 bed and breakfast to be located above Pikk's Tavern at 62 Lincolnway. 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.

EXPLANATION OF PROJECT: Wagner explained the project involves the second floor of Pikk's Tavern. Previously, there were two residential apartments on the second floor; however, when Pikk's took over the building the apartments were vacated and the downstairs portion of the building has been converted into a restaurant. The owner wants to create two separate bed and breakfast units. Each unit is meant to be a quasi-luxury unit with a seating area and a sleeping area. This upper area is currently being used for storage. The storage will be consolidated into the back of the upstairs area. The building has one existing exit from the front of the building and one existing exit from the rear of the building. The maximum occupancy per unit will be four.

STAFF COMMENTS:

THRASHER: Thrasher indicated the project must be submitted for a State Design Release prior to the issuance of a Building Permit. Thrasher stated all contractors who will be working on this project must be registered with the City of Valparaiso. Thrasher conveyed any new signage will require a permit.

KENT: Kent said it is good to see further investments being made to the downtown area, especially living quarters above businesses. Kent asked for clarification concerning additional signage. Loduca indicated they may consider a window sign. Kent asked if individuals wishing to use the bed and breakfast would check in at the restaurant. Loduca explained it will be necessary to check in with the restaurant manager or bartender.

SHIFFLETT: Shifflett is aware there is existing backflow. Loduca said the plumbing for the upstairs will be run off this. Shifflett had no other comments.

MCDANIELS: No comments.

JOHNSON: Johnson indicated his concerns were for separations and ratings. Johnson cautioned

that an alarm system similar to what is used in a hotel will be needed. All rooms need to be monitored and communicate with each other. If a sprinkler goes off in the restaurant basement or if there is a fire in the bed and breakfast, the alarm system needs to alert the whole building. Johnson is aware a Knox Box already exists and can be used for this project.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention (connect to existing)

State Design Release

Building Permit

Signage / Fencing Permit (if new signage is added)

Zoning Clearance

Fire Alarm System

Contractors must be registered with the City

Knox Box