



MEETING: Site Review Committee
SUBJECT: All Soup'd Up
ADDRESS: 301 Lincolnway

LOCATION: City Hall
DATE: May 7, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

| | |
|---------------------------------------|----------------|
| Tyler Kent, Asst. City Planner | (219) 462-1161 |
| Taylor Wegrzyn, Asst. City Planner | (219) 462-1161 |
| Tim Burkman, Engineering Director | (219) 462-1161 |
| Adam McAlpine, Engineering Dept. | (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

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Lane Kasarda, All Soup'd Up
(219) 531-2469 / laine@apa9.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed retro style diner to be located at 301 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: Kasarda explained she wants to open a retro 50's style diner at 301 Lincolnway. The diner would serve foods from her heritage (Polish and German).

STAFF COMMENTS:

THRASHER: Thrasher indicated that based on the occupancy two entrances will be required. Kasarda said the main entrance is on the south side of the building on Lincolnway and there is another service door between the second and third overhead doors. A State Construction Design Release will be required due to the occupancy change. A Construction Design Release will also be required for the hood system in the kitchen area. Both Construction Design Releases must be obtained before issuance of a Building Permit. Thrasher stated the restrooms must be handicapped accessible and must meet code requirements for the number needed based on the occupant load. All contractors must be registered with the City. A permit for signage is necessary.

MCALPINE: A Site Plan showing parking spaces and layout for ingress/egress into the parking lot is required. The Site Plan will need to show drainage. It will be necessary to show how the green space requirement will be met for this site. Storm water management should be incorporated in the green space to help minimize the storm water runoff. Kasarda asked for clarification concerning green space. McAlpine explained that once the parking lot layout and drives were established, then any hard surface not used for parking or drives could be removed and used for green space. McAlpine suggested Kasarda look at Horizon Bank and the parking area behind Round the Clock.

BURKMAN: Burkman stated if an external oil and grease interceptor is necessary, a Sanitary Sewer Permit will be required. The water meter size will not be increased.

KENT: Kent indicated the property is zoned Central Business District. There are design guidelines that need to be met. Referring to Article 11 of the Unified Development Ordinance concerning building design is necessary. Signage allowance is 3 sq. ft. per linear foot of building frontage along Lincolnway. Kent mentioned the Façade Grant Program and stated an application should be turned in as soon as possible. Kent is aware the existing parking lot will be used for parking. Kent requested clarification concerning a dumpster. Kasarda mentioned there is a shed behind the building and there is space next to this shed for a dumpster. Kent conveyed a dumpster enclosure will be necessary and must match the materials used on the structure. Referring to the UDO concerning dumpster enclosures and the required landscaping is necessary. Plans must be submitted to the City for review for any improvements made to the façade. Kasarda mentioned outdoor dining. Kent and Thrasher said that because outdoor dining would be on private property approval from the City will not be required; however, the tables and chairs could not block the doors.

PILARSKI: Pilarski needs to see the service sanitary sewer line connection to the sewer main. An internal plumbing plan is required. A 1,000 gallon oil and grease interceptor will be required. Pilarski provided information.

GESKEY: Geskey stated he should be contacted if the water service needs to be changed. Backflow protection does exist at this site; however, it will need to be tested. The contact for testing is Shaun Shifflett.

JOHNSON: Johnson stated that Kasarda's architect should take care of any Fire Department concerns, and the State will review the plans. If outdoor dining is done, exits should not be blocked and Fire Department access should be taken into account. Tables and chairs should be movable and not permanently fixed.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Dumpster
- Green Space
- Detailed Site Plan
- Backflow Testing
- State Design Release (for Building and Kitchen Hood)
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Restrooms (handicapped accessible)
- 1,000 Gallon Oil & Grease Interceptor
- Internal Plumbing Plan