



MEETING: Site Review Committee
SUBJECT: Top Fuel Cross Fit
ADDRESS: 2590 Hwy. 30, Suites F & G

LOCATION: City Hall
DATE: June 25, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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
David Nondorf, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Garner Tullis, Top Fuel Cross Fit
 (219) 628-2922 / garner@bethelvalpo.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 fitness center to be located at 2590 Hwy. 30, Suites F and G. Wegrzyn 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: Top Fuel Cross Fit is proposing to lease two suites in the old Busk Brothers building at 2590 Hwy. 30. These are the suites that currently have awnings over them. The space is laid out east to west. Highway 30 is to the top of the page. When entering through the awnings there is a clear opening approximately 39' wide x 117' long. The drywall has been removed. This building was taken over by First Source Bank and put into receivership by Bradley in July 2012. When Bradley got into the building, water had come through the suites to the south so all the dry wall was stripped to clean it up and air it out. All the steel studs down the center wall are completely stripped floor to ceiling. The south wall is stripped for the first 8'. The top half is still insulated and drywalled. Both the east and west walls are solid brick all the way up. The north wall has been completely stripped and is open to approximately another 15,000 sq. ft. to the north. There is one bathroom and it is not an ADA equipped bathroom. The proposal is to install two side-by-side ADA equipped bathrooms. Some of the custom flooring will be removed and then filled with 1" thick black rubber mats. This will be an open gym concept. There are four rooms in the north unit and these rooms will be turned into three rooms. One room will be a large meeting area, one will be an open area for children and one will be a coach's lounge. A uni-sex bathroom is being proposed for the coaches and will be accessible only to the coaches. There is also a utility closet. All the steel framing for this is currently in place. The area to the northeast will be closed in and cleaned up. They have active plans for the south suite and the west end of the north suite. They have been approached by two or three other fitness professionals who want to come in and use this space, but there are no firm plans for this right now.

STAFF COMMENTS:

MCALPINE: As most of the work appears to be interior, there are no comments. McAlpine indicated he did have some questions concerning drainage and would like to discuss these with Burkman. McAlpine mentioned possibly looking at opportunities to reduce hard surface.

THRASHER: Since this is an occupancy change and there are plumbing changes, submitting this project to the State will be necessary. The building is sprinkled and testing will be necessary. Tullis indicated the system had been tested on March 17, 2013 and Bradley has all related paperwork. Thrasher mentioned that since the south wall is being penetrated, fire dampers will be required. Cleaning up and maintaining the rear area for exiting purposes will be required to provide a clear walkway back towards the front of the building. The State Design Release will be required prior to a Building Permit being issued. Signs will also require a permit.

BURKMAN: Burkman is aware that parking will not be added. Tullis said the parking on the south end of the building should have been striped prior to occupancy. Tullis indicated he has contacted Bradley concerning the striping of the parking spaces; however, no more parking will be needed. Burkman mentioned this is a sensitive drainage area. The detention area drains west through the Hayes-Leonard School property and there have been drainage problems in the past. This is the reason Engineering needs to be aware of any additional hard surfaces that might be added and further mentioned looking for opportunities to reduce hard surface.

WEGRZYN: The parking calculations are 2.5 spaces for every 1,000 sq. ft. of usable floor space, plus 1 space for every fulltime employee. Storage areas and bathrooms should not be included in the square footage calculation. The total allowance for signage will be calculated at 3 sq. ft. for every linear foot of building frontage. A 6 ft. monument sign is allowed and will count towards the signage allowance. Face changes are allowed. A Sign Permit is required for all signage.

PILARSKI: Pilarski asked if changes will be made to the sanitary sewer line. Tullis indicated no changes will be made. Since only sanitary waste water will be discharged, Pilarski had no comments on the project.

GESKEY: Geskey asked about changes to either the water service or the fire service. Tullis said there will be no changes. Geskey had no comments.

NONDORF: Nondorf asked if an architect will be involved in the project. Tullis said whatever is required will be done. Nondorf questioned if the plan submitted for site review would be accepted by the State. Thrasher stated it depends on the size of the project; however, since there are plumbing changes a schematic would be required. Nondorf pointed out that emergency lighting and proper exit signs will be necessary. Nondorf expressed concern about the rear exiting and said at least one of the back exits needed to be designated as an egress. Nondorf indicated that some type of hard surface needs to be installed for egress from the rear of these suites. Nondorf suggested Engineering look at the site. Burkman said this would not be a problem. Burkman conveyed there may be some excess pavement that is no longer needed and this could be swapped out for the walkway area that is needed at the rear of the suites. Thrasher added the owner should consider running a 3 ft. sidewalk all around the building.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Parking Calculations