



**MEETING: Site Review Committee**  
**SUBJECT: Worship Center Remodel**  
**ADDRESS: 1705 LaPorte Avenue**

**LOCATION: City Hall**  
**DATE: July 23, 2013**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

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  
Dave Souders, Fire Department (219) 462-8325  
Media

#### PRESENTERS:

Pete Kersker, Life Bridge Christian Church  
(219) 707-0285 / [pete@imaginelifedifferently.com](mailto:pete@imaginelifedifferently.com)  
Rebecca Kersker

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed expansion of the Worship Center for Life Bridge Christian Church located at 1705 LaPorte Avenue. Thrasher 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:** This project consists of the removal of two partition walls as well as the current sound booth. The sound booth will be moved to the back to make space for a baptistery.

#### STAFF COMMENTS:

**GESKEY:** This building has backflow protection; however, the backflow needs to be tested. Shaun Shifflett will be the contact person for this. Contact information was provided.

**PILARSKI:** Since the waste water being discharged will remain sanitary and no changes are being made to the sanitary sewer line to the service main, there are no further comments on this project.

**MCALPINE:** Since no site changes are being made around the exterior of the building, there are no comments concerning this project.

**ON BEHALF OF KENT:** No changes are being made to either the exterior of the building or the parking lot at this time. Parking should meet the following requirement of 1 space per 3 seats or 1 space per 30 sq. ft. of floor area used for moveable seating. The floor area measurement should not include restrooms or areas designated and used exclusively for storage. A Zoning Clearance may be required. Contacting the Planning Department at 472-1161 is necessary.

**THRASHER:** The Worship Center is a grade level in the front and slightly above grade level at the back. Thrasher asked if parts of the building that are being used are below grade. Kersker indicated there are parts in another section that are below grade level being used for children's ministry. Thrasher mentioned this building was converted over to a church without the City knowing about the conversion. Some of the uses are limited because they are in below grade areas. These

areas have limits to occupant loads. However, since the Worship area is above grade there does not appear to be a problem with the use of the space based on the occupant load. This building is not sprinkled. Kersker mentioned the Fire Department has inspected the building and changes have been made per the feedback from the Fire Department. Thrasher stated the inspection reports need to be reviewed. Thrasher commented that at this point it appears they are below the occupant load allowed and there is no requirement for anything other than a local building permit for the planned work. All contractors performing work must be registered with the City. Any changes to signage will require a permit. Thrasher stated an application can be submitted for the building permit.

**SOUDERS:** Souders stated he would check the inspection records for this site. Souders explained there is a definition that determines what is considered below grade. The use will determine if a sprinkler system is required. Exits also become an issue. Kersker said this particular room has a double exit at one end and a single exit at the other end. There is no kitchen. The café area has three exterior exits. Thrasher suggested that after the inspection records have been reviewed it may be helpful to walk through the site. Souders recommended the installation of a Knox Box at the front entrance. The purpose of a Knox Box is to hold keys to the building so the Fire Department can gain entry without breaking down doors or windows. The website address for Knox Box is [www.knoxbox.com](http://www.knoxbox.com).

**ISSUES TO BE RESOLVED:**

Detailed Site Plan

Backflow Testing

Building Permit

Signage Permit (only if there are changes to signs)

Zoning Clearance (may be required, contact Planning Department)

Contractors must be registered with the City

Knox Box