



MEETING: Site Review Committee
SUBJECT: Kilroy's Pizza
ADDRESS: 200 Billings Street

LOCATION: City Hall
DATE: April 22, 2014

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
Taylor Wegrzyn, Planning Dept. (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Vicki Thrasher, Building Commissioner (219) 462-1161
Dave Souders, Fire Department (219) 462-8325
Media

PRESENTERS:

Steve Bellavia, 219-462-7782

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 the proposed Kilroy's Pizza to be located at 200 Billings Street. 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: Bellavia is renting a space at 200 Billings Street. Bellavia indicated he will not be moving or adding walls. This site was originally a barbershop. The front part of the building was used for cutting hair and the back was used as a dwelling unit. There was a wall between these uses. Bellavia stated he cut three holes in this wall; one for a serving window, one to allow him to watch the front and one for placing orders. The kitchen was painted with a white oil base paint. Bellavia had a contractor add two switches; one switch operates the fan for the kitchen and the other switch pulls the heat and carbon monoxide out of the pizza oven. Bellavia installed a three compartment sink, a hand sink and a 40 lb. grease trap under the sink. Bellavia mentioned there are no fryers or hood system. Bellavia said the manufacturer's specifications indicate the pizza oven should be vented through the roof. The landlord told Bellavia the roof could not be cut. Bellavia stated he used a 10" double wall piece of pipe and went through the wall to a mechanical fan. When the oven and switch are on, carbon monoxide is removed from the oven. Bellavia indicated there is no carbon monoxide in the kitchen or in the dining room. Bellavia said the Fire Department ran the oven for three hours and then tested for carbon monoxide in the kitchen and dining room. Both areas had zero readings for carbon monoxide. Thrasher conveyed that if manufacturer specifications call for venting through the roof, the oven must be vented through the roof. This cannot be altered. Souders requested a copy of the manufacturer's specifications. Souders reiterated if the manufacturer specifications require that the oven be vented through the roof and not the wall it needs to be vented through the roof. Bellavia stated he called the manufacturer and they indicated they have seen the oven vented through the wall and it does work. Thrasher indicated the manufacturer will need to provide this information. Bellavia said the manufacturer suggests the oven should not be vented through the wall. Thrasher stated a permit should have been pulled for the work done at the site. Souders conveyed that if the oven is vented through the wall now and the manufacturer states it should not be done this way, approval will not be given to supersede the manufacturer's requirements for their

products. Souders said if the manufacturer provides documentation that it is okay to vent the oven in this manner the Fire Department will look into this issue and investigate from this point.

STAFF COMMENTS:

THRASHER: Thrasher conveyed a building permit should have been pulled for the work that has been done at the site. Submitting the project to the State of Indiana may be required depending on the amount of plumbing that was added. Thrasher asked if the restrooms are existing. Bellavia indicated they are existing. Thrasher stated they do not appear to be ADA compliant. Thrasher conveyed that providing a floor plan for what the site looked like before any alterations and then a floor plan for what it looks like after all the alterations will be necessary. The plans must show dimensions. Providing the seating arrangement is necessary.

ON BEHALF OF ENGINEERING: Engineering has no sidewalk waiver on file for this location; therefore, providing a sidewalk waiver will be required. The landlord should be contacted concerning this issue.

SOUDERS: Souders will need to know if a Type 1 or Type 2 hood system will be needed. A Type 1 is needed for grease laden vapors and a Type 2 is needed for steam only. Bellavia indicated the pizza oven has a converter. Bellavia will not have fryers or grease either now or in the future. Souders stated that emergency lights and exits must be marked. Extinguishers will be required. Posting the occupant load sign is necessary. Bellavia stated there is a 5 lb. extinguisher in the building. He also has 20 lb. dry chemical ABC extinguisher and a K extinguisher. Souders said checking the requirements for travel distances and what will be at the site will determine the types of extinguishers needed and their locations. Souders strongly recommends the installation of a Knox Box and suggested Bellavia speak with the building owner about this issue. Supplying emergency contacts and phone numbers is necessary. The building will also need to have an address on it. If there is a suite number, this must be shown.

WEGRZYN: Wegrzyn stated the size of the sign and its location are both acceptable; however, providing an elevation showing how the sign is to be mounted is necessary. Bellavia asked about the pole sign. Kent explained that it is in the City right-of-way. Signs are not permitted in rights-of-way. Kent said there may be an option to place a 6' tall sign on the west side of the building. Wegrzyn said a sign must be 5ft. from the property line or right-of-way. Kent said the sign cannot block the vision triangle on the corner. Wegrzyn stated 3 ft. of landscaping will be required around the sign.

KENT: Providing the calculations for usable floor area for the entire site will be necessary. This calculation should not include storage areas or restrooms. The calculations are required for parking purposes. Kent asked about a dumpster enclosure. Bellavia said there is not enough room for a dumpster. He has spoken to the Street Department and they will provide trash receptacles. Bellavia feels he will require four or five trash receptacles. Bellavia stated these receptacles will be stored at the back of the building. Kent indicated the standard requires a dumpster enclosure for the trash receptacles and must match the materials of the primary structure; therefore, the enclosure must be brick and must be gated. Bellavia indicated that at this time he cannot afford the expense of a dumpster enclosure. Kent suggested that he speak with the landlord concerning this issue. Bellavia asked if the receptacles could be placed in the garage that is located on the site. Kent stated this would not present a problem. Kent said the dumpster enclosure requirement applies to all the tenants in the building. There will no improvements to the building. At the present time there are no handicap parking spaces on the site. Kent conveyed two ADA spaced will be required and must be installed prior to occupancy being permitted.

PILARSKI: Pilarski asked if the kitchen in Suite A is served by the oil and grease interceptor located to the west of the building. Bellavia stated Suite A is not connected to this inceptor. Pilarski said the grease trap Bellavia has installed is acceptable; however, an Oil and Grease Waiver will be required. Pilarski supplied the necessary paperwork for the waiver and indicated a

plumbing schematic must be supplied with the waiver request.

ON BEHALF OF GESKEY: Providing backflow prevention is required. Contacting Shaun Shifflett concerning this issue is necessary

ISSUES TO BE RESOLVED:

Detailed Site Plan
Backflow Prevention
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance
Manufacturers Specifications (Pizza Oven)
Before/After Floor Plan
Sidewalk Waiver
Emergency Light & Exits Marked
Extinguishers
Occupant Load Sign
Knox Box
Emergency Contacts & Phone Numbers
Elevation for Sign/Mounting
Usable Floor Area Calculations for Entire Site
Oil & Grease Waiver with Plumbing Schematic