



MEETING: Site Review Committee
SUBJECT: Evolution Candy
ADDRESS: 901 Calumet, Unit 2

LOCATION: City Hall
DATE: May 6, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Kent Pollack, Pollack Architectural Group
 (219) 464-9398 / kentp@pollackarchgroup.com
 Richard Cusick, Evolution Candy

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 Evolution Candy Store to be located at 901 Calumet Avenue, Unit 2. 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: Pollack indicated this project will be an artisan confection/pastry shop. Pollack indicated utilities are already in place. Two walls will be installed splitting the space up the middle. A small storage room will be built at the back by the mechanical room.

STAFF COMMENTS:

BURKMAN: Burkman asked if any exterior improvements will be made. Pollack indicated all improvements are interior only. This being the case, Burkman stated there are no comments from the Engineering Department.

THRASHER: Thrasher asked if changes will be made to the demising walls. Pollack said no changes are being considered. Thrasher asked about the number of sinks being added. Pollack indicated a triple basin, hand sink and mop sink will be added. Pollack said the plumbing is in place for the triple sink; however, plumbing will be added for the hand sink and mop sink. Cusick indicated the type of equipment being used will require a type 2 hood with no ansul. Cusick stated a convection oven will be used and light baking will be done. However, if in the future he decides to do something that will be require an ansul system, he will upgrade to an ansul system. Thrasher stated a Building Permit will be required before work can begin. All contractors must be registered with the City and the plumber must be licensed with the State. Signage will require a permit. Thrasher asked if there would be seating or if the site is intended for sales only. Cusick said it will be for sales on product only.

SOUDERS: Souders said since there is no open flame the type 2 hood system is necessary. The address and suite number must be on the building. All emergency lighting and exit lights must be operable. Souders stated fire extinguishers are required. Cusick indicated he has the extinguishers; however, they are not mounted. Pollack requested a walk-through by the Fire Department so they know where to mount the extinguisher. Souders provided contact information

and requested Cusick contact him for the walk-through. Installing a Knox Box is strongly recommended. Information for the Knox Box website was provided.

ON BEHALF OF KENT: Parking will be based on the usable floor space. Five parking spaces are required for each 1,000 sq. ft. of usable floor area. Storage rooms and restrooms are not included in this calculation. ADA parking is required. One ADA space is necessary for every 25 parking spaces. The allowable signage will be based on 3 sq. ft. of signage for each linear foot of building frontage. A Zoning Clearance is required.

PILARSKI: Pilarski stated that since this is not a full-service restaurant an under-the-sink oil and grease trap is appropriate for this project; however, it must be sized properly. Pilarski provided an oil and grease interceptor waiver for completion. The waiver needs to be completed and submitted directly to Pilarski.

GESKEY: Geskey asked if any changes will be made to the water service. Pollack said there will be no changes. Geskey is aware that backflow protection exists at this site; however, Utility records indicate the backflow is due for testing. Contacting Shaun Shifflett concerning this testing is necessary. Geskey provide contact information for Shifflett.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention Testing

Building Permit

Signage/Fencing Permit

Zoning Clearance

Knox Box

Oil and Grease Interceptor Waiver

All contractors must be registered with the City

Plumber must be licensed by the State