



MEETING: Site Review Committee
SUBJECT: Dagger Mountain Roasting
ADDRESS: 3205 Cascade Drive

LOCATION: City Hall
DATE: July 29, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Ken Blaney, One Guy With Tools
 219-465-8511 / oneguywithtools@gmail.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 the proposed Dagger Mountain Roasting to be located at 3205 Cascade Drive. 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: Blaney explained there is an open space in a warehouse area located at 3205 Cascade Drive that they want to use for a coffee bean roasting company. They also want to be able to serve some of the fresh coffee on site. Blaney indicated no food will be served. The main focus will be on retail sale of the coffee beans.

STAFF COMMENTS:

ON BEHALF OF THRASHER: A State Construction Design Release will be required prior to issuance of a Building Permit. Restrooms must be handicap accessible. Signage will require a permit. All contactors working on the project must be registered with the City. Blaney asked if State review would be necessary if information can be provided showing a hood system is not required? Kent said he will discuss this issue with Vicki Thrasher.

SOUDERS: If a hood system is required, the Construction Design Release will indicate whether a Type 1 or Type 2 hood system is necessary. Souders mentioned a hood system may not be needed for the roasters. If other roasters are installed, providing the paperwork on the roasters will be necessary. Confirmation was given that there will be only one roaster in use. Souders stated exit signage, emergency lighting and extinguishers must be in place. Posting an occupant load sign is necessary. Souders indicated the Fire Department is requesting the installation of a Knox Box.

KENT: Kent indicated it will be necessary to research what the proper category will be for this project. This site is in a Business Park (BP) Zoning District. Kent stated he had originally classified the use as a restaurant; however, since food will not be served it may be considered more commercial retail and will need to meet the following standards: 1) It shall be located within an office building; 2) It cannot occupy more 15% of the floor area of the office building itself; 3) Signage must be internal. No external signage is allowed on the site. Parking requirements for commercial retail uses require 5 spaces for each 1,000 sq. ft. of usable floor space. Kent

conveyed that because this is zoned Business Park and it is mixed use, referring to the Shared Parking Table under Article 9, Section 9.205-Mixed Uses and Shared Parking is suggested. The Shared Parking Table shows the parking requirement for peak hours. Shared parking calculations can be done for the different types of uses during peak hours so that added parking may not be needed. Kent mentioned he drove through the area and noticed cars parking on the grass in front of some of the store fronts. This is a concern. It is necessary to make sure the required parking is available in and around this area. Bicycle parking is required and referring to Section 9.206 is necessary. One bicycle space is required for each 10 parking spaces required for the site. This must be applied if at least 10 parking spaces are needed for the use. There are standards within Article 9.206 relating to the type of bike rack to be used for the site. Kent asked for clarification concerning which of the four buildings on site they plan to use. Blaney indicated the building they will be using faces south. Burkman stated there are four separate addresses for the buildings.

BURKMAN: Burkman indicated his comments are more for the development rather than the project use. Burkman confirmed the owner is Jim Menard. Burkman stated that in 1996 during the initial site reviews for the overall development, one item discussed was the dedication of an easement for a tee turnaround. Since Cascade is a dead-end street this is problematic for businesses having truck traffic. During the past winter it was extremely difficult for trucks to turn around so they may have been driving through the development to loop around and exit back out west. However, someone from the ownership was very much opposed to this happening. Burkman asked that Blaney relay to Menard the information that a commitment was made during the 1996 site reviews to provide some sort of easement for turnaround purposes. Burkman would like to see some sort of resolution to this issue. Burkman provided no other comments concerning Dagger Mountain Roasting.

PILARSKI: Pilarski stated that since this is a non-restaurant type establishment and will be discharging strictly sanitary waste waters into the collection system, the Water Reclamation Department has no comments.

GESKEY: Geskey asked if the water service going into the building will be changed. Blaney indicated no changes are anticipated. Geskey stated there is currently backflow protection and the backflow is due for inspection in November.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention – Testing Needed in November
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Parking Calculations
- Easement Dedication for Turnaround
- Bicycle Parking
- Knox Box