



MEETING: Site Review Committee
SUBJECT: Younique Yoga
ADDRESS: 70 Lincolnway, Unit B

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:

Michelle Robinson, Younique Yoga
219-308-3198 / mljerobinson@yahoo.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 Younique Yoga to be located at 70 Lincolnway, Unit B. 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: Robinson indicated she currently has yoga studios in Schererville and Crown Point. Younique Yoga offers a variety of classes and opportunities for different types of workshops. They offer a nine-month program for teacher training. The yoga instructors are CPR certified. Robinson indicated they are very community oriented. Free classes are offered as part of a pay it forward program. They offer a scholarship program for individuals who want to learn to teach yoga. Robinson indicated this is an existing space. The carpeting will be removed, flooring will be laid, painting and other cosmetic work will be done. The total square footage for the site is 1,500 sq. ft. The yoga room is 20' x 48'. The office space is 16' x 9'. The bathroom is 10' x 9'. Robinson indicated the average class is 10 to 12 students.

STAFF COMMENTS:

ON BEHALF OF THRASHER: If the unit is located on the second floor, a sprinkler system may be required. Thrasher will require more information concerning this unit. It will be necessary to provide the size of the unit, the egress details, total maximum number of occupants, number of restrooms and the previous use. Robinson indicated there are two entrances. There is an entrance at the back that is served by a stairway. Kent stated it will be necessary to re-submit the drawing. The drawing should be done to scale and include the additional information requested by Thrasher. Kent asked if there is a kitchenette in the space. Robinson clarified the kitchenette is in the back portion of the building. The yoga studio is not using the back portion at this time. The back portion will be used only if they expand the studio. A State Construction Design Release will be required prior to the issuance of a Building Permit.

SOUDERS: Souders will reserve comments on this project until a drawing is re-submitted which includes all additional information requested. Souders mentioned there is a grant program available to help offset the cost of both fire sprinkler and fire alarm systems. Souders suggested speaking with Thrasher concerning this program.

KENT: Kent indicated the allowable signage is 3 sq. ft. of sign per 1 linear ft. of building frontage. Signs may be located between the top of the ground floor windows and 12” below the sill of the second floor windows. Robinson indicated signage already exists in this area for the ground floor tenant. Kent said redesigning the existing sign may be necessary. Signage is only permitted within the sign band. A Zoning Clearance is required. The Zoning Clearance application is available on line or at the City Hall Lobby.

BURKMAN: Burkman asked about the previous use. Robinson indicated she is unsure of the previous use. Burkman presented no other comments.

PILARSKI: Pilarski requested clarification concerning the portion of the building being used for the yoga studio. Robinson stated they are only using the front portion. Pilarski presented no other comments.

GESKEY: Geskey is aware the building has a single owner. Geskey conveyed there is no backflow protection at this building. Due to the change of occupancy installing backflow protection in the basement is required. Contacting Shaun Shifflett at the Water Department concerning the backflow is necessary.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

Sprinkler System/Fire Alarm System