



MEETING: Site Review Committee
SUBJECT: Meadery
ADDRESS: 65 Franklin

LOCATION: City Hall
DATE: February 24, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(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:

Clint Wadsworth, Misbeehavin' Meads
 (219) 476-4149 / clint@misbeehavinmeads.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 meadery to be located at 65 Franklin 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: Wadsworth explained this will be a craft winery being proposed in downtown Valparaiso. Mead is a honey wine made by adding wine yeast to a mixture of honey and water. Fruits, vegetables, flower petals, spices and herbs can be added to create an endless array of interesting and delicious beverages. Mead does not contain any grain or malts. The wine is semi-sweet to sweet. Wadsworth said this will be the second meadery in the State and the only one north of Indianapolis. There are 150 meaderies in the entire United States. Wadsworth indicated this proposed meadery will be small initially. By Indiana law a small winery can sell up to 1 million gallons of wine in the State of Indiana. Wadsworth said they plan to make and sell 12,000 gallon. Wadsworth feels the meadery is environmentally friendly. Recyclable intermediate bulk container units will be used for fermentation and this includes FDA grade disposable liners. Parasan will be used to sanitize the equipment. No burners or heat will be used in the manufacturing process. Locally harvested honey will be used. Wadsworth said Valparaiso will be a great site and the downtown culture is a natural fit.

STAFF COMMENTS:

BURKMAN: Burkman asked if any changes to the sanitary sewer are being considered. Wadsworth stated that at this point no changes are being considered unless it is something that is required. Burkman asked if any changes are being made to the exterior of the space. Wadsworth said other than signage and some painting no changes will be made. Burkman presented no other comments.

THRASHER: Thrasher asked about the previous use of the space. Wadsworth said it was a florist. Wadsworth said at least half of the space will be used for retail. The wine will be produced on the site. Thrasher asked if production will be done in the basement or on the ground floor.

Wadsworth said it will probably be a combination; the back area of the first floor could be used however, the majority of the production will be done in the basement. Thrasher asked if the wine will be consumed on site. Wadsworth said the wine will not be consumed but will be sold on site. The scope of a small winery permit in Indiana allows them to manufacture and bottle wine; serve samples of wine on the premises; sell wine by glass or bottle on premises; sell wine by the bottle at farmers' markets; sell wine by the bottle or case to wholesalers. Small wineries are exempt from the provisions for winery tours and they can advertise the name and address of any retailer or dealer who sells their wine. They are entitled to purchase and sell up to 5,500 gallons of bulk wine. They are allowed to sell wine as authorized by the section for carry-out on Sunday. They are allowed to sell and ship the farm winery's wine to someone located in another state in accordance with the laws of that state. Initially they will be selling bottles on premises and shipping bottles. No food will be served on site. Thrasher asked if the public will be allowed in the basement area. Wadsworth said this will not be allowed. Thrasher indicated that this is a change of use and this triggers submittal to the State for change of use prior to Building Permits being issued. A permit will be required for new signage. All contractors working on the project must be registered with the City.

SOUDERS: Souders asked if any hazardous or combustible materials will be used. Wadsworth these types of materials are not used in production. Souders is requesting the Installation of a Knox Box. Souders provided information concerning both the Knox Box site and the Knox Box itself.

KENT: Kent indicated the amount of signage allowed is 3 sq. ft. of signage for each linear foot of building frontage. Kent asked how production waste will be handled. Wadsworth said they will be getting a dumpster and will contract with a trash company. The dumpster will be stored at the rear of the building. Kent suggested Wadsworth contact the Chamber of Commerce and Tina St. Aubin, Community Festival and Events for events going on in the Park.

MCALPINE: McAlpine presented no comments.

PILARSKI: Pilarski stated the Water Reclamation Department is concerned with what is being discharged into the sanitary sewer system. Pilarski said at this time there is not enough information to provide comments. Pilarski indicated that submittal of an Industrial Survey will be necessary. This will include submittal of the MSDS sheet for the Parasan, an internal plumbing plan and an equipment list. Pilarski requested a mailing address so that the Industrial Survey could be forwarded to Wadsworth.

GESKEY: Geskey asked if Wadsworth is the building owner or an occupant. Wadsworth clarified that he is an occupant. Geskey explained that with a change of occupancy the building must be brought up to plumbing code. Water Department records indicate there is no backflow prevention in the water service. Backflow prevention will be required. Geskey provided contact information for Shaun Shifflett concerning the backflow issue.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

State Submittal for change of use

Building Permit

All contractors must be registered with the City

Signage Permit

Knox Box

Industrial Survey

Internal Plumbing Plan

MSDS Sheet for Parasan