



MEETING: Site Review Committee
SUBJECT: Scooter's by the Park
ADDRESS: 54 Lafayette Street

LOCATION: City Hall
DATE: May 12, 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
Matt Evans, Public Works Director	(219) 462-4612

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Jack Hines, Hines & Sons, Inc.
 (219) 476-5551 / hinesplumbing@gmail.com
 Richard Hite, Proprietor
 (219) 617-1381 / rhite@archmi.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Scooter's by the Park barbeque store to be located at 54 Lafayette 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: Hines indicated they will be changing the Sticky Fingers candy store into a barbeque store. The build-out is already in. No walls will be changed or added. Counters already exist. Hines said the only thing they are adding will be seating. The signage will be changed. The three compartment sink and 20 gpm grease trap are in place. Hite said they plan to apply for a beer/wine license. Hite said the barbeque will be prepared at Nana Claire's and transported to the restaurant. There will be a countertop convection oven and warming trays on the counter with product. The seating will be simple and will consist of two shotgun tables and counter seating around the outside. Hite said they should be able to seat 30 to 40 people. They feel this a good use of the space especially with the park in the summer and the ice skating rink in the winter.

STAFF COMMENTS:

BURKMAN: Burkman deferred any comments concerning the sanitary sewer to the Water Reclamation Department; however, if there are any changes concerning the grease trap, a sanitary sewer permit may be required.

THRASHER: Thrasher asked when the triple compartment sink was installed. Hines indicated the sink was installed when the candy store went into the space. Hite said there is also an existing hand washing sink. Thrasher conveyed that in order to keep the occupant classification of B, the occupant load will be limited to 49. The fact that there is only one exit limits the occupancy to 49. The occupancy number includes employees and customers. The new signage will require a permit. Thrasher mentioned there has been an issue over the past couple of years with the roof access. This has never been submitted to the State or to the Building Department for permitting.

This issue is being tied to the barbeque store and must be resolved in order to move forward with the barbeque store. There are guard requirements and loading requirements. Thrasher said it is a structural change to the building so it must be submitted to the State. Once they have a State Construction Design Release a Building Permit can be issued. This needs to be finished so that it looks better.

SOUDERS: Souders said referring to IFC 1005 for occupant load limitations will be necessary. Souders said that although they are limited to 49 occupants with one exit it does not necessarily mean they can have 49 people in the store at one time. Souders requested the installation of a 3200 Series hinged Knox Box. Souders provided information for ordering the Knox Box.

KENT: Referring to Article 5 of the Unified Development Ordinance for new signage will be necessary. Kent conveyed the letters need to be raised and should be either wood or metal. Kent mentioned if they are considering outdoor dining, an application must be submitted. There are standards that must be met. A fenced-in area is required. There must be 4 ft. of clearance from the inside edge of the curb to the fenced in area. Providing a drawing of the dining layout, pictures of the furniture being used and pictures of the fencing will be necessary. A certificate of insurance naming the City of Valparaiso as certificate holder and a Hold Harmless Agreement will be required.

MCALPINE: McAlpine presented no comments.

GESKEY: Geskey stated comments will be reserved until an inspection has been scheduled with Shaun Shifflett.

PILARSKI: Pilarski stated that since this is a change for the preparation of food-type items, an inspection of the facility will be necessary. A waiver for the oil and grease trap may be possible. Pilarski said once the inspection is completed further comments may be presented concerning any additional requirements.

EVANS: Evans said if any work is being considered in the public rights-of-way (sidewalk or street) it will be necessary to apply for a permit through the Engineering Department. Evans provided no further comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release (Roof Access)

Building Permit

Signage/Fencing Permit

Inspection – Pilarski

Inspection – Shifflett

Outdoor Dining

Knox Box