



MEETING: Site Review Committee
SUBJECT: New Creations Resale Store
ADDRESS: 2102 N. Calumet Avenue

LOCATION: City Hall
DATE: October 27, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Taylor Wegrzyn, Planning Dept.	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Chad Dutz, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Tom Krueger, K2 Construction
 (219) 406-1574 / tomkrueger@k2valparaiso.com
 James Drader, New Creation
 (219) 548-3548 / James.Drader@ncbai.org

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 New Creations Resale Store located at 2102 N. Calumet Avenue. 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: Drader indicated this is the second phase of remodeling at 2102 North Calumet, more specifically the west half of the building. The remodeling includes the addition of a locker room, offices and the opening of the south half of the building for additional retail space. An existing wall will be demolished. Drader stated that part of the project is providing storage in the northwest corner of the building for Dr. Behrend's office. The long term goal is to move their current offices from Axe Avenue to this site. Drader said men will not be staying at this facility overnight.

STAFF COMMENTS:

EVANS: Evans indicated that since there is no impact to the rights-of-way, Public Works has no comments on this project.

THRASHER: Thrasher stated that the small room east of the offices being used as storage must be labeled as storage. Thrasher asked if the retail area will be accessed separately or connected to the store. Drader said there is a fire door in between the existing resale shop that will remain. People will come through the passage into the opening. Drader said they would like to use the area at the right of Dr. Behrend's storage for sold and overflow for the warehouse and will not be opened for retail initially. At some point in time, this area will also be used for retail. Thrasher mentioned there have been issues with the way items are stored. Thrasher wants to make sure that items are not being stored up to the ceiling in a haphazard manner causing a safety hazard for the public and that fire loads are not too high. It seems that this is a problem that always needs to be addressed. Thrasher would like to see a permanent solution to this problem. Drader stated the goal is to have this area look identical to what the resale floor looks like now with everything in its own particular area with aisles. Drader said after the Fire Department inspected the back

warehouse, three aisles were created that go all the way to the back of the building. Drader stated the problem is the amount of donations that come in. The suspended ceiling will be removed and replaced with drywall. Thrasher asked if the exits on the south side of the proposed mercantile area will be kept locked or opened. Drader explained all three will be panic bar closed. The locker room shares the same corridor. Thrasher asked for clarification concerning the kitchen area. Drader said it will be a warming kitchen there will be no stove or hood system. Thrasher is aware they have applied for the Construction Design Release. A Building Permit is required. Thrasher mentioned that items seem to get piled in the loading dock area. Thrasher said calls are received all the time complaining about the piled up trash. The original agreement was that this would not happen and that the loading dock would have a dumpster. Drader said they have a large truck that parks in the bay and the items on the loading dock are put into the truck for disposal. Thrasher conveyed that this site is still under a temporary occupancy permit. The City was asked to tie the landscaping in with the other building that was done. The other building has completed their landscaping, but it is still not done at this site. Technically, there is no occupancy permit at this point because it has expired. Kent stated the landscaping needs to be planted according to the landscape plan that was submitted and approved in 2014 as part of the overall site. Krueger asked what they need to do to extend the occupancy permit. Thrasher said that since there seem to be other plans we are not aware of it will be necessary to meet with the Building Department and Planning Department to discuss the site. Based on this discussion it may be possible to extend the occupancy permit. Krueger agreed with this suggestion. Thrasher asked if there is a plan for a permanent sign. Drader indicated they will have a sign. Thrasher stated a Sign Permit will be required.

DUTZ: Dutz mentioned that he and Thrasher will do a pre-construction walk-through to look at the area. They may be able to provide helpful suggestions. Dutz and Thrasher will need to inspect all of the new walls beings constructed. Dutz conveyed that the corridor must remain open. No storage will be allowed in this corridor. The three sets of doors must remain closed at all times or they must have automatic closers. Dutz is aware there is no alarm system planned; however, with all the high combustibles (mattresses and upholstered furniture) in the area an alarm system is strongly recommended. If there was an alarm system, the doors could remain open. The doors could be tied into the alarm system and if the system activates the doors would close automatically. Dutz said since the area will be for storage there must be egress pathways. Fire extinguishers will also be required. Dutz needs to discuss how furniture and mattresses will be stored as these are both highly combustible items. He mentioned that everything must be stored at least 2 feet away from the ceiling. All exit doors must be marked with lighted exit signs.

KENT: Kent asked when a Sign Permit will be submitted. Drader indicated it will be done as soon as possible. There will be no exterior improvements made to this space. Kent mentioned the façade program and strongly recommended an application be submitted. Kent conveyed that as part of the previous permit bicycle parking racks were required on the site; however, they have not been installed. The racks need to be installed prior to the final occupancy approval. There will be no overnight stays at this facility. Referencing the April 29, 2014 Site Review minutes is necessary. There is a list of items that still need to be provided. They need to be checked off as part of the final occupancy for the site.

MCALPINE: No comments were provided.

PILARSKI: Pilarski asked for clarification concerning the type of items being stored on site. The items being stored are dry good items. No chemicals will be stored. Pilarski stated that since this project does not impact the sanitary sewer other than sanitary waste water, no further comments were provided.

GESKEY: Geskey asked if any changes will be made to the water or sanitary sewer coming into the building. Drader confirmed no changes will be made. Geskey provided no further comments.

ISSUES TO BE RESOLVED:

Landscaping (per submitted and approved Landscape Plan)

Detailed Site Plan

State Design Release

Building Permit

Signage/Fencing Permit

Zoning Clearance

Bicycle Parking

Refer to April 29, 2014 Site Review Minutes (all items must be completed for final occupancy)

Pre-construction walk through with Fire Department and Building Department

Meeting with Building and Planning Departments

Fire Extinguishers

Exit Signs