



MEETING: Site Review Committee
SUBJECT LambStone Cellars
ADDRESS: 1555 Lincolnway, Suite 101
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 28, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
Adam McAlpine, Engineering Dept. (219) 462.1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Utilities (219) 462-6174
Jon Daly, Fire Department (219) 462-8325
Matt Evans, Public Works Director (219) 462-4612
Media

PRESENTERS:

Michael & Susan Mantai, Owners
(219) 688-8407 / mantai_appraisal@msn.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 LambStone Cellars winery to be located at 1555 Lincolnway, Suite 101. 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: Mantai indicated the interior work was done by the landlord. They will be producing wine at the site.

STAFF COMMENTS:

EVANS: Evans said that Public Works is concerned with items that may impact public rights-of-way. If streets or parkways are not being impacted by this project, Public Works has no comments.

MCALPINE: It appears that all work is within the interior of the building; therefore, no comments were presented.

KENT: Kent asked if wine will be made on site. Mantai confirmed this. Kent asked how by-products will be handled. Mantai said the only by-products are grape skins and stems and they have been taking them to the Porter County Compost site. Kent asked if they will sell in local stores or be specific to their location. Mantai said right now it is specific to their winery, but they may consider distributing to local stores in the future. Kent indicated that the calculation for signage is 3 sq. ft. of signage for each linear foot of the tenant space building frontage facing Lincolnway. Mantai asked if they could mount a sign on the side of the building. Kent asked if this side of the building faces a roadway. Mantai said it does face a side road. Kent asked if there is an access point. Mantai confirmed there is access into a parking lot. Kent said they could use the side of the building for signage and this will be calculated at 3 sq. ft. of signage for each linear foot of building frontage. Kent said they can also put their sign placard on the monument sign. Total signage cannot exceed the signage calculations. Kent mentioned the required parking is 5 spaces per 1,000 sq. ft. of usable floor space. Mantai mentioned that the landlord is considering another parking lot. Kent said a Building Permit will be required and any additional parking must be paved. Gravel is not permitted. Kent suggested they speak to Danielle Oeding at the Chamber

of Commerce. They plan to open in April.

ON BEHALF OF THRASHER: Thrasher stated that during a phone conversation with Susan Mantai (February 24, 2017), Mantai confirmed that all work was done without permits or obtaining the required State Construction Design Release. A Building Permit will be required. Plans must be submitted to the State for the Construction Design Release. Providing a list of the contractors for this project will be necessary. All contractors must be registered with the City. Submittal of plans showing the existing conditions (before remodel) and plans showing the changes (after remodel) will be necessary. New plumbing, electrical, mechanical and framing must be exposed for inspection. A Sign Permit will be required. Please contact the Building Department with questions and for the necessary inspections.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly suggested they contact the Building Department concerning the occupancy load. Depending on the occupancy, an occupancy load sign may be required. Daly said the exit through the production room may not be allowed. This needs to be discussed with the Building Department. Emergency lighting, exit lights and fire extinguishers must meet code. Thumb or turn-style locks are not permitted. The doors need to be key-locked or have panic bars. Daly asked if they would be using compressed gas cylinders. Mantai said they will be using nitrogen and the nitrogen cylinders are boxed in. Daly is aware the address is on the building; however, Daly requested that the appropriate suite number be placed on the door. Daly asked if a fire alarm system or sprinkler system is being considered. Mantai said they will have an alarm system that will notify both the Fire Department and Police Department. Daly mentioned that annual fire inspections will be done. Mantai asked about the number of fire extinguishers required. Daly said the travel distance is no more than 75 ft. Daly indicated that he will be happy to help with fire extinguisher locations. Although not required, a Knox Box is recommended. Mantai asked if the Knox Box can be placed on the backside of the building. Daly said this will need to be discussed.

PILARSKI: Pilarski mentioned that Water Reclamation is interested in what is being discharged into the sanitary sewer. Pilarski asked how long they have been producing wine at this location. Mantai said they have been producing wine at this location for approximately two years. Pilarski indicated that an inspection of the production room and mechanical room will be necessary. Water Reclamation Department concerns can be discussed during the inspection and a copy of the Sewer Use Ordinance will be provided. Pilarski indicated that Yacoub Aljobeh, Pretreatment Coordinator, should be contacted for the inspection. Contact information was provided.

GESKEY: Geskey asked if there will be any changes to the water service or sanitary sewer going into the building. Mantai said there will be no changes. Geskey provided no comments concerning the project.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Inspections for Plumbing, Electrical, Mechanical and Framing

Inspection of Production and Mechanical Rooms

Plans showing conditions before remodel

Plans showing conditions after remodel

Occupancy Load

Provide a List of Contractors

All Contractors Must Be Registered with the City

Signage/Fencing Permit

Knox Box (recommended, not required)

Appropriate Suite Number on Front Door