



MEETING: Site Review Committee
SUBJECT: Langer & Langer Buildings
ADDRESS: 13/15 Lincolnway
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tim Burkman, Engineering 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	

LOCATION: City Hall
DATE: March 14, 2017

PRESENTERS:

Matt Keiser, Abonmarche
 (219) 850-4624 / mattkeiser@comcast.net
 Ken Blaney, 15 Washington Property, LLC
 (219) 465-8511 / kblaney@csinet.net
 Nicole Caylor, Running Vines
 (219) 390-9463 / nicole@runningvines.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 redevelopment of a previous attorney's office into new commercial spaces. 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: The project is for the redevelopment of the former Langer & Langer building. There are two buildings addressed as 13 and 15 Washington Street. Langer & Langer combined the buildings several years ago. Mr. Blaney wants to separate the buildings, but not into a parcel. Aftermath Cidery will be the tenant on the bottom floor. Aftermath will have two separate components. The south side will house the cidery/winery production and the north side will be more commercial retail. The property is zoned Commercial Business District. They are not seeking rezone or variances. There will be no site work. Some façade work will be done on the building front. No new utilities or parking are being proposed. They are simply changing the use from office to commercial retail.

STAFF COMMENTS:

EVANS: It does not appear work will be done to the sidewalks or streets. However, it does appear that scaffolding or some construction items will be placed on the sidewalk for the work on the façade. It will be necessary to work with Public Works to protect pedestrians. There may be certain measures that OSHA or the MUTCD may have in place. Evans will provide the guidelines and make sure they coordinate this effort.

MCALPINE: McAlpine asked if the brick will be replaced or just exposed under the EIFS. Blaney said they just exposing the brick and sandblasting it; however, if there is damaged brick they will replace it. McAlpine presented no further comments.

BURKMAN: Burkman conveyed that the address 13 Washington is available. The address must be clearly marked on the new entrance. The sidewalk should not be permanently blocked during construction improvements. Providing details for this issue will be necessary. Coordination with Public Works is required. Burkman asked if there are apartments above the commercial spaces?

Blaney said there are three apartments and they will remain the same. Burkman asked how the apartments are addressed. Blaney stated the addresses are 15-1 15-2 and 15-3. The addresses will be shown above the appropriate doors.

ON BEHALF OF KENT: The zoning is CBD (Central Business District). Referring to Article 2, Table 2.201B for permitted uses within the CBD Zoning will be necessary. Referring to Article 5 for sign regulations is recommended. The property owner has requested façade improvements. Kent reiterated it will be necessary to work with Public Works to coordinate minimal impact of sidewalk closures.

ON BEHALF OF THRASHER: A State Construction Design Release is required. A Building Permit is required. A Sign Permit will be required for any signage. All contractors working on the project must be registered with the City.

DALY: The City follows the 2014 Indiana Fire and Building Codes. Emergency lights, exit lights and fire extinguishers must meet code. Thumb latches are not allowed on the front doors. Locks should be keyed. Daly asked if the three panel doors will be opened in the summer months. Blaney said this is the intent. There is no fire alarm in the building. Caylor indicated that smoke and fire detectors will be installed and monitored by Martin Security. Blaney said the maximum occupancy at 15 Washington will be 72. Daly said an occupant load sign needs to be posted. Daly mentioned the Fire Department will conduct annual fire inspections. Although not required a Knox is recommended.

PILARSKI: Pilarski asked about the timeframe for the project. Blaney said they are hoping to be completed by June 1, 2017. Pilarski asked if food will be served. Caylor said there will be no cooking. The food will be appetizer bites. Pilarski said an internal plumbing plan is required. A walkthrough prior to opening will be necessary. Contacting Yacoub Aljohbeh, Pretreatment Coordinator concerning the walkthrough is necessary.

GESKEY: The Water Department records indicate there is no backflow protection in the building. Contacting Shaun Shifflett concerning this issue is necessary. Contact information was provided. Geskey is aware there will no changes to the water or sewer. Geskey presented no further comments.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Contractors Must Be Registered with the City
- Zoning Clearance
- Coordinate Sidewalk Closures with Public Works
- Knox Box
- Internal Plumbing Plan.