



MEETING: Site Review Committee
SUBJECT: Salon Diva
ADDRESS: 1651 Thornapple Circle
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: March 21, 2017

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Tim Burkman, Engineering Director (219) 462-1161
tburkman@valpo.us
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
epilarski@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Jon Daly, Fire Department (219) 462-8325
jdaly@valpo.us
Media

PRESENTERS:

Christy Pederson, Salon Diva
(219) 462-4000 / christypedersen@live.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 Salon Diva to be located at 1651 Thornapple Circle. 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: New water lines will be added in an existing building. A sink will be added in the spa area. Four new shampoo sinks will be added. Water lines will be re-piped for hot and cold water for the new pedicure stations. They will re-pipe for hot and cold water for the washer. They will add a second water heater. Pedersen said this space is located behind Dunkin' Donuts.

STAFF COMMENTS:

BURKMAN: Burkman asked if they intend to change the water meter size coming into the building. There will be no external work. Burkman explained the reason he asked is that there is a provision in our ordinance that states if the water meter is being upsized it may kick in a sanitary sewer connection fee. However, that does not appear to apply in this case. Burkman said since the work appears to be internal, he presented no further comments.

THRASHER: Thrasher indicated the project will need to be submitted to the State of Indiana for plan review based on the amount of plumbing being done. Thrasher conveyed that the exhaust system for the nail salon must also be included on the plan to the State. Pedersen mentioned they do not do acrylic nails. Thrasher explained there are requirements within the codes specifically for nail salons as far as capturing fumes and exhausting them properly. Thrasher said usually a separate exhaust system is required. Thrasher conveyed that she has their Building Permit application, but the permit cannot be issued until the State releases the project. All contractors

working on the project must be registered with the City. Supplying a complete list of contractors will be required, as well as a better set of plans. A Sign Permit will be required.

KENT: Signage is based on the store front that faces the right-of-way. The calculation for signage is 3 sq. ft. of signage per one linear foot of building frontage for total allowable signage. Kent asked about landscaping. Pedersen said she would eventually like to put in some landscaping. Kent said if the landscaping is minimal, a landscape plan will not be required; however, if the entire site is redesigned submittal of a landscape plan for horticulturist review will be necessary. Kent asked if the parking is shared. Pedersen said currently they share parking with Ross Hearing Clinic. Kent said it appears there is adequate parking available.

DALY: Daly asked if they intend to remove walls. Pederson said they will be removing walls. Emergency lights, exits lights and fire extinguishers must meet code. The address should be on or above the front door. Thumb latches on the doors are not allowed. The doors should be keyed or have panic bars. Daly mentioned annual fire inspections will be done. Although not required, installation of a Knox Box is recommended. The website is www.knoxbox.com.

PILARSKI: Pilarski said the Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Based on the explanation and the plan, extensive internal work will be done. In lieu of an updated internal plumbing plan, Pilarski suggested a walk-through once everything is installed. Contacting Yacoub Aljobeh, Pretreatment Coordinator, concerning the walk-through will be necessary. Special attention will be given to hair care and beauty care product storage.

GESKEY: Geskey is concerned with changes to the sanitary sewer and water lines outside the building. However, after the project explanation it does not appear any work will be done externally. Geskey presented no further comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Signage/Fencing Permit

Knox Box (not required – but recommended)

Walk-through for Water Reclamation Department