



MEETING: Site Review Committee
SUBJECT: Rise 'n Roll Bakery
ADDRESS: 1320 Lincolnway
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tim Burkman, Engineering Director (219) 462-1161
tburkman@valpo.us
 Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@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
 Matt Evans, Public Works Director (219) 462-4612
mevans@valpo.us
 Media

LOCATION: City Hall
DATE: April 11, 2017

PRESENTERS:

David Wilde, Wild Design Architects
dave@wildesignarchitects.com
 Cory Good, Good To Great Enterprises, LLC
 (219) 232-8955
good2greatenterprisesllc@gmail.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 Rise 'n Roll Bakery to be located at 1320 Lincolnway. Burkman 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: This is a build-out for Rise 'n Roll Bakery located at 1320 Lincolnway. The franchisee for the bakery is Good to Great Enterprises, LLC. There will be no actual baking at this location. Everything will be shipped to the site. There will be a triple compartment sink for cleaning purposes. There will be merchandisers, an under counter freezer and a refrigerator. This will be the only equipment in the space. There will be a few tables and chairs. The occupant load will be 38. The circulation in the prep area requires a rework of one of the ADA washrooms; therefore, there is only one ADA restroom in the facility. There is a second non-ADA restroom.

STAFF COMMENTS:

MCALPINE: Since the work is taking place within the interior of the building, McAlpine presented no comments on the project.

BURKMAN: Since there is no exterior work, Burkman presented no comments.

ON BEHALF OF THRASHER: If more than five (5) drainage units are being added, if a Type 1 Hood is being added, or if more than 20 sprinkler heads are being moved or altered then a Construction Design Release from the Indiana Department of Homeland Security Plan Review will be required prior to issuance of permits. Wilde indicated that none of these items pertain to this project. A Building Permit will be required. Providing a list of contractors working on this project will be required prior to issuance of permits. All contractors must be registered with the City prior

or issuance of permits. A Sign Permit will be required.

ON BEHALF OF KENT: This property is located within in the Eastgate Overlay District. The standards of the Overlay will apply to the project, specifically signage. The maximum aggregate permissible sign area shall be computed as one square foot of signage per one lineal foot of building width or tenant space width (for buildings with multiple tenants) along the wall which faces the public right-of-way on which the business has its main address; plus, the maximum area of a single blade sign is 16 square feet. The maximum area of a canopy sign is three square feet. The maximum permitted sign area shall be limited to an aggregate of 70 square feet. Kent believes there is a parking agreement for the Uptown East Development. Providing a copy of the parking agreement for review to see how it will apply to this tenant is requested. Any questions need to be directed to Kent at 219-462-1161 or tkent@valpo.us.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Daly requested the suite number for this tenant be on the door. Exit signs, emergency lights and fire extinguishers must meet code. Thumb locks are not permitted. The door locks need to be keyed or have a panic bar. A Knox Box already exists. It will be necessary to add the key for this space to the Knox Box. The Fire Department will conduct annual inspections. If compressed gas cylinders will be used, they must be tied down.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. A food preparation establishment in the City of Valparaiso is required to install a 1,000-gallon oil and grease interceptor; however, no food preparation will take place at this site. Therefore, additional information will be required to determine if a smaller sized unit will be applicable. Contacting Yacoub Aljobeh, Pre-treatment Coordinator concerning this issue will be necessary. Contact information was provided. Providing an internal plumbing plan will be required. Pilarski pointed out that Plan Note #1, on Sheet A.100 needs to be corrected to read "All construction meet City of Valparaiso Codes".

GESKEY: Geskey asked if there will be any changes to the water service coming into the building or sanitary sewer going out of the building. Wilde said no changes are being considered. Geskey presented no comments on the project.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Building Permit

Signage/Fencing Permit

All Contractors Must Be Registered with the City

Provide a Copy of the Parking Agreement

Internal Plumbing Plan

Oil and Grease Interceptor (contact Yacoub Aljobeh)