



MEETING: Site Review Committee
SUBJECT: Rosati's Pizza
ADDRESS: 2158 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: May 23, 2017

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
 Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@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

PRESENTERS:

Darin Jacobs, Rosati's Pizza
 (219) 663-3999 / decalsales@comcast.net

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 Rosati's Pizza to be located at 2158 Morthland Drive. Thrasher 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 located at 2158 Morthland Drive and it is an outlot building shared with Starbuck's. The business will be primarily carry-out and delivery; however, there will be a small dining area, 1800 sq. ft. Jacobs said this is his second project with Rosati's and the second project with architect, Ted Rohn. Any questions for Mr. Rohn can be sent via email or phone.

STAFF COMMENTS:

MCALPINE: Since all the work appears to be within the interior of the building, McAlpine provided no comments. McAlpine questioned the addressing. Thrasher said the address was established through the Engineering Department for a previous site review.

EVANS: Since there appear to be no impacts to public rights-of way, Evans presented no comments.

THRASHER: A State Construction Design Release will be required prior to issuance of the Building Permit. Jacobs indicated the Construction Design Release was submitted on May 9th. All contractors must be registered with the City prior to issuance of permits. Thrasher asked if the hood system was submitted to the State at the same time. Jacobs indicated the hood system was submitted at the same time.

ON BEHALF OF KENT: The calculation for signage is 3 sq. ft. per one linear foot of building frontage facing the right-of-way. A Sign Permit will be required. Kent questioned if there will be drive-thru associated with this project. Jacobs said there will not be a drive-thru. The requirement for parking is 1 space for each 75-sq. ft. of useable floor space. This calculation does not include restrooms or storage areas. Kent asked if there is a shared parking agreement with Strack & Van

Til. Jacobs stated there no shared parking agreement. Thrasher said it will be necessary to make sure parking meets the 1 space per 75 sq. ft. of useable floor space. Thrasher said a site plan showing the parking needs to be included in the Building Permit submittal.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Emergency lights, exit signs and fire extinguisher must meet code. Thumb latches are not allowed on exit doors. The doors should have key locks or a panic bar. Jacobs mentioned everything will be keyed. There will be an ansul system for the kitchen hood. Daly said this system will require notification and monitoring. A Class K fire extinguisher is required. Daly asked if the seating will be fixed or adjustable. Jacobs explained the lobby seating will be fixed stools and the dining area will have movable tables. Daly indicated the aisle widths for the tables and chairs must meet code. Daly requested addressing on the door or near the door. Although not required, Daly recommended a Knox Box. Jacobs said if there is an existing Knox Box for the outlot building, Rosati's will use it. Daly mentioned the Fire Department will conduct annual fire inspections. Daly said an exit sign should not be installed above the swing door between the kitchen and the restroom area.

ON BEHALF OF PILARSKI: It will be necessary to contact Yacoub Aljobeh, Pre-treatment Coordinator, regarding the old and grease interceptor and trap sizing. Contact information was provided.

GESKEY: Geskey asked if the water service or sanitary sewer service will be altered. Jacobs in unsure. Geskey said water if fed from the other side and backflow prevention already exists. Geskey does not believe they will be digging up the street to install new water. If an external oil and grease interceptor is required, then a permit and inspection will be required. Jacobs believes the oil and grease interceptor will be inside. Geskey said if it is inside then Yacoub Aljobeh will handle it, if it is outside and they need to dig, then it will be handled by the Water Department.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

State Design Release

Building Permit

All Contractors Must Be Registered With The City

Signage/Fencing Permit

Contact Yacoub Aljobeh (Oil and Grease Interceptor)