



MEETING: Site Review Committee
SUBJECT: Beggars Pizza
ADDRESS: 3518 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 18, 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
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
Tim Stites, Fire Department (219) 462-8325
tstites@valpo.us

PRESENTERS:

Ryan Eder, Beggars Pizza
(219) 793-5151 / ryaneder@beggarspizza.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 Beggars Pizza to be located at 3518 Calumet Avenue. 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: Eder mentioned they currently have two locations, one in Dyer and one in Whiting. This will be pickup and delivery. Eder said this is Unit K. Previously there was a gym located in this space.

STAFF COMMENTS:

MCALPINE: McAlpine presented no comments since all the work appears to be interior work.
BURKMAN: Burkman mentioned that since this project is Suite K, the correct address is 3518.
THRASHER: A State Construction Design Release which includes the hood system is required. A Building Permit is required. Thrasher mentioned the plans do not include a public restroom. Thrasher explained since seating is shown on the plans, a public restroom is a requirement. Thrasher said if this is only carry-out and delivery a public restroom will not be required. All contractors working on the project must be registered with the City. A Sign Permit will be required.
KENT: This property is zoned CG, Commercial General. A restaurant is a permitted use in this zoning district. The requirement for parking is 1 space for each 75-sq. ft. of usable floor area. Kent mentioned there is a shared parking agreement for the entire development. The calculation for signage is 3 sq. ft. of signage per 1 linear foot of building frontage for this tenant space. Kent asked if there will be any exterior improvements. Eder stated no exterior improvements are being considered. Kent asked if there will be outdoor dining. Eder indicated there is no room for outdoor

dining. Kent suggested Eder contact the Chamber of Commerce concerning their grand opening. Eder said he already spoke with Danielle Oeding.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski indicated there is not enough information on the plans to provide comments on the project. Therefore, it will be necessary to submit an internal plumbing plan. This plan needs to be sent to Yacoub Aljobeh, Pretreatment Coordinator. Contact information was provided. Pilarski asked if provisions have been made for treatment of kitchen waste. Eder said there will be a grease trap. Pilarski suggested speaking to Aljobeh about the requirements for a grease trap.

GESKEY: Geskey asked if this suite has its own water. Eder believes the space has its own water. There will be no changes to the water or sewer coming into the building. Geskey indicated it will be necessary to contact Shaun Shifflett concerning backflow. Contact information was provided.

STITES: The City follows the 2014 Indiana Building and Fire Codes. Stites mentioned it will be necessary to ensure that fire extinguishers, emergency lights and exit signs meet code. The appropriate addressing needs to be above the door. Stites said the Fire Department will conduct annual fire inspections.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention
- State Design Release
- Building Permit
- Signage/Fencing Permit
- All Contractors Must Be Registered With The City
- Zoning Clearance
- Internal Plumbing Plan
- Grease Trap
- Appropriate Addressing Above The Door