



MEETING: Site Review Committee
SUBJECT: Stacks Rooftop Dining Area
ADDRESS: 175 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: September 18, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Amanda Glanz, Water Reclamation (219) 464-4973
aglanz@valpo.us
Mark Geskey, Utilities (219) 462-6174
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Tim Stites, Fire Department (219) 462-8325
tstites@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Brent Wagner, Wagner Architecture
(219) 531-2468 / brent@WagnerArchitecture.net
Art Georgion, Stacks Restaurant

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed rooftop dining area for Stacks restaurant located at 175 Lincolnway. 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: This project is the proposal for an upper floor restaurant and rooftop dining. The will be a 1,200 sq. ft. enclosed area. Approximately half of this area will be kitchen, restrooms and stairway. The remaining 600 sq. ft. will be seating and service areas. The area adjacent to the enclosed area is will be open to the rooftop and there will be used for seasonal rooftop dining.

STAFF COMMENTS:

MCGINLEY: McGinley mentioned that Public Works is concerned with alleyways and rights-of-way. There is a new fabricated steel staircase for an emergency exit and asked if the staircase is on the south side of the building in the alleyway. Wagner clarified that the staircase will be located on the west side of the building. McGinley presented no other comments. Kent asked about trash pickup. McGinley indicated that Public Works does not pickup commercial trash.

THRASHER: A State Construction Design Release is required prior to issuance of Building Permits. Thrasher conveyed that the addition seems to the simple; however, it will be necessary to work through things like exiting through the restaurant, etc. to ensure the additional loads can be accommodated. It will be necessary to contact the Health Department concerning the kitchen. All contractors must be registered with the City prior to issuance of permits. Thrasher conveyed detailed plans will be required for the structure on the roof included in the plan submittal. Thrasher asked if there will be any need to increase the size of the dumpster. Georgion said there are three dumpsters.

KENT: The property is zoned Central Business District (CBD). The final plans need to provide the

gross floor area ratio and the net floor area ratio. For buildings with a maximum height of 50 ft. the ratio it is 2.75. Kent asked if additional signage is being considered. Georgion said he would eventually like some additional signage. Kent conveyed additional signage is to be placed on the sign band between the first and second floor and cannot exceed 1-1/2 feet in height for the sign band. The project will require a Zoning Clearance. The standards of Article 11, Section 11.600, Downtown Design Standards, will apply. Kent stated that EIFS is being proposed for the building. Kent wants to work with them to find another material. Kent mentioned that only 15% of the building is allowed to be EIFS. The plans show EIFS is proposed for the entire building. Additional information will be required for the outdoor dining, including lighting, plans for music, details on the awning being proposed. Kent wants to work with them on the guard as well. Standards are currently being developed to allow for rooftop space for residential uses in the downtown district; however, the use of restaurants on the rooftop is currently not permitted. A Use Variance through the Board of Zoning Appeals will be required. Kent requested submittal of colored elevations. Kent asked what type of furniture will be used for the outdoor dining area. Kent mentioned that as part of the residential standards the City may require some type of agreement between the user and the City relieving the City from any responsibility for injuries sustained by pedestrians due to airborne furniture. Kent indicated that some cities require furniture be affixed to the decking. The City may not apply that standard, but we need to understand what type of furniture will be used. Georgion said they will be using quality commercial-type furniture. Kent asked if they are considering awnings or heaters. Georgion said they are considering fixed, retractable awnings; however, they will not be using heaters. Kent suggested further conversation is required concerning some of the standards. Kent said the plans show the deck as exposed. Wagner mentioned they talked about providing some type of parapet to hide/mask a portion. Kent conveyed possibly looking at pulling the guard away from the edge of the building or hiding the guard itself. These types of items need to be discussed. This is a really great project and the City wants to work with them through the different processes. This type of use is new to the City and the State is trying to deal with is as well.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. Stites asked if the emergency exit stairs on the west will come down over to the south of the bank canopy. Wagner said there is a planter area that the stairs will drop onto. Stites asked if the stairs will interfere with the exit door for the bank. Stites clarified there are two windows and the exit door in the middle. Wagner said it will be necessary to work around the door. Stites said the vent for the kitchen hood system is in this area. Georgion said this location is incorrect. The vent for the kitchen hood is already on the second story. Stites asked what the new stairway leads to. Wagner said it goes to the new addition and comes out at the hostess station on the first floor. Stites expressed concern about having enough space to get upstairs and take someone down in case of an emergency. Wagner said using the exterior stairs may be easier than the interior stairs. Stites asked if a kitchen hood will be install upstairs. Georgion confirmed there will be kitchen hood upstairs.

GLANZ: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Glanz asked if the new kitchen will have ranges and sinks. Georgion indicated it will be a fully operating kitchen. Glanz asked if the intent is to tie-in to the existing oil and grease separator. Georgion said they will be tying into the existing separator. Glanz mentioned it may be necessary to clean out the separator more often. Glanz believes they are currently on a quarterly basis and this may need to be increased. Glanz asked if there will be an elevator. Georgion said no elevator is being considered. Glanz asked for additional information on the type of dumb waiter and if there is any hydraulic fluid. Submittal of an internal plumbing plan is necessary.

GESKEY: Geskey asked if there will be any changes to the water or sanitary sewer coming into the building. Wagner said they will be tying into the existing after the backflow preventer. Geskey provided no further comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Contact Porter County Health Department

Signage/Fencing Permit

Zoning Clearance

Show Gross and Net Floor Area Ratio

Use Variance

Provide Additional Information for Lighting, Music (if being provided), Awning

Provide Colored Elevations

Provide Information for the Dumb Waiter

Internal Plumbing Plan