



MEETING: Site Review Committee
SUBJECT: Four Fathers Brewery & Taproom
ADDRESS: 3705 Bowman Drive, Suite B
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 29, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
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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
Media

PRESENTERS:

Jason Lacny, Four Fathers Brewing
(224) 725-9651 / jlacny@fourfathersbrewing.com
Beth Lacny, Four Fathers Brewing

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Four Fathers Brewery and Taproom to be located at 3705 Bowman Drive, Suite B.. 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: Four Fathers wants to move their production. They will be using the area sectioned off for office space as their taproom. The warehouse will be used as the production area. There will be no restaurant. Four Fathers currently has a limited food permit through the Health Department. The food they serve is pre-made and pre-packaged. This is a minimum requirement for breweries. The project will not have a kitchen. There will be a bar and seating in the taproom. The tanks, cooler and barrels will be in the production area.

STAFF COMMENTS:

MCALPINE: McAlpine is aware this building was designed by Chester, Inc. McAlpine asked if the north unit is still open. Lacny indicated one unit will be used by Todd Adams for a construction company and Four Fathers will use the other unit. McAlpine mentioned that his comments were satisfied when this building was originally site reviewed. McAlpine said it did appear that parking may be inadequate.

MCGINLEY: McGinley asked if they will use City services or a private hauler for solid waste and recycling. Lacny said the City does pickup now, but they use Total Disposal for most of their waste. McGinley said if they are interested in using City services Public Works needs to be contacted; however, the City cannot provide service for more than four solid waste totes and four recycling totes. If this level of service is not enough, it will be necessary to use a private hauler.

THRASHER: Thrasher asked what is currently in the space. Lacny said the two bathrooms and kitchenette are installed. The kitchenette is basically a sink and cabinets. Thrasher asked if the bar sink will be the only sink added. Lacny indicated they will use the sink that is installed as a hand sink. Lacny said there is a dump sink and there will also be a three-compartment sink. Thrasher is aware they plan to seat 60 people. The plans indicate there is only one exit out of the taproom area. Thrasher explained that a 60-person occupancy requires a second exit. Thrasher said the current design classification is S1 and B. It will be necessary to submit this project to the State for an occupancy change. The brewing production is an F2 classification and the taproom would be an A classification instead of a B. There will be additional fire safety items required. Thrasher mentioned if they are working with Chester on the design, Chester is familiar with all code requirements. Thrasher said there are things they may be able to do to reduce the occupancy and keep it at a B. The S1 and F2 are similar in fire safety requirements. Thrasher suggested they work with the architect. The architect may be able to rework the design so that it would not be necessary to submit the project to the State. Lacny asked if the exit requirement is based on the occupancy. Thrasher explained the occupancy could be a B if the seating is for 49 people or less. Lacny asked if the exit from the warehouse could be counted. Thrasher said people cannot exit through the production area. If the project does have to be submitted to the State, the Construction Design Release will be required prior to issuance of a local building permit. All contractors must be registered with the City. Contacting the Porter County Health Department will be required. Thrasher cannot issue an Occupancy Certificate until the Health Department is satisfied with the project. Submittal of an internal plumbing plan is required.

KENT: The property is zoned heavy industrial. The allowable signage is 3 sq. ft. of signage per 1 linear foot of building frontage facing the right-of-way. A Sign Permit will be required. The requirement for parking is 5 spaces per 1,000 sq. ft. of useable floor area. Lacny indicated there are currently 12 spaces. Kent said more spaces may be needed and parking spaces must be paved. One ADA parking spaces is required for each 25 regular spaces. The alcoholic beverage manufacturing portion of the use is permitted in the Heavy Industrial Zoning District. The alcohol sales portion is permitted in a Commercial Zoning District; however, it is not permitted in the Industrial Zoning District. Kent suggested they research the code and State statute. Per City code, alcoholic beverage sales are permitted in restaurants in which more than 60 percent (60%) of the annual gross sales are generated by food, provided that the sale of alcoholic beverages is for on-premises consumption. Alcohol sales are permitted if a retail permittee complies with Rule 29, Selling of Package Alcohol Beverages by Retail Permittee of Title 905 IAC, Alcohol and Tobacco Commission. Lacny indicated they function under their Brewer's Permit. Kent mentioned there is quirky language in the State code regarding spacing of sales of alcohol and proximity to schools and child care facilities. Kent said Ivy Tech is near. Lacny said the spacing is 250 ft. from door-to-door and this should not create a problem. Kent said Little U Child Care is near. Lacny mentioned they have spoken to Excise and it will be necessary to get a letter from Little U stating they do not have a problem with Four Fathers providing alcohol sales in the area. Kent conveyed a Use Variance will be required for alcohol sales on this property. Property owners within 300 ft. are required to be notified. The next Board of Zoning Appeals meeting is scheduled for March 19th.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. Initial inspections required during the construction process will be scheduled through the Building Department. The Fire Department will conduct annual inspections. Stites asked about the height the barrels will be stacked. Lacny said they will be stacked 10-ft. high.

GESKEY: All utility comments were satisfied at the original site review. No comments were presented.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

Building Permit

Contact Porter County Health Department

All Contractors Registered with the City

Internal Plumbing Plan

Signage Permit

Zoning Clearance

Use Variance (for Alcohol Sales)