

MEETING: Site Review Committee
SUBJECT: A2Z Academie
ADDRESS: 406 Morgan Blvd.
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 23, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Adam McAlpine, Engineering Director
(219) 462-1161 / amcalpine@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us

PRESENTERS:

Michael Alonzo, Owner
(949) 501-2319
mwapropllc@gmail.com
Martha Rae, Co-Owner

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed A2Z Academie to be located at 406 Morgan Blvd. 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: Alonzo mentioned that he and Ms. Rae are co-founders of A2Z. They want to make this an Indiana State Class 1 Child Care home. There are 5 children now; however, they do want to have 12 children. Alonzo indicated the front yard has a 4 ft. tall fence. The only interior change is replacing an interior door. Alonzo said the entire first floor will be residential and is approximately 1,000 sq. ft.

STAFF COMMENTS:

THRASHER: Thrasher asked who will be residing on the first floor. Rae said she will be living there. Thrasher asked for the ages of the children. Rae said the children will be from the age of 3 to 6. Thrasher explained that if they expand to 12 children this will be a change of use and will require another site review because there are a different set of building code requirements for the use. Rae asked if this is necessary even if this is a home. Thrasher explained that the Building Code doesn't care what it is called, it is how the building is being used. If there are more than 5 children or if the children are under the age of 2-1/2, this changes the use. Thrasher said since Rae is living in the home now, it can be

classified as residential. The code allows for a “mother watching neighborhood children situation”. However, once there are more than 5 children then the classification goes to and E or an I occupancy and there are additional fire safety measures that must be met. Alonzo mentioned the State requires fire extinguishers throughout the facility and they were told to contact the Fire Department. Thrasher asked about building alterations. Alonzo reiterated that the only interior change being made is a door. Thrasher said a local Building Permit will be required and the building will be subject to inspections. Thrasher mentioned that fire inspections required during the construction process must be scheduled through the Building Department. Thrasher said the Fire Department does not typically inspect a residence; however, when it becomes more of a business this changes and Fire Department will inspect. Thrasher asked how much floor spaces is dedicated to the children. Alonzo said it is approximately 350 sq. ft. Rae interjected that this space is only for the 5 children. A State license requires 35 sq. ft. per child and 50 sq. ft. of outdoor space per child. Thrasher asked if the existing exit to the play area is grade-level. Rae said there is one step. Thrasher asked if the parking area is paved. Alonzo indicated it is gravel. Thrasher said the area will need to be paved and striped. Thrasher is aware that a Sign Permit has been submitted. Thrasher asked if meals will be served. Rae said there will be meal preparation. Thrasher said it will be necessary to contact the Porter County Health Department.

KENT: Kent said this is considered a child care home. The property is zoned NC-60 which is single family. The structure as it is now with multi-family is a legal non-conforming structure. A Class I or Class II licensed facility with more than 5 children that are unrelated shall be permitted as a special use. It will be necessary to go before the Board of Zoning Appeals to seek a Special Use Variance. A fence with a minimum height of 42 inches is required for the play area. Alonzo said the play area is fenced now. Kent mentioned that if the fenced outdoor play area is located within 10 ft. of any property line it shall be fully screened by shrubs or other vegetation with a minimum height equal to the fence height. An off-street pickup/drop-off area shall be provided. This may be a driveway provided it is kept free of parked vehicles and other obstructions. The parking requirement for Class I and II is one reserved space per 4 children for on-site parking during normal hours of operation. Kent asked how many units there are within the structure for multi-family. Alonzo said there are 2 units. The top floor is a one-bedroom unit. Kent said 2 parking spaces will be required for the upstairs unit and based on the number of children downstairs 1 space per 4 children. Rae mentioned there are currently 6 spaces. At full capacity there will be 12 children. Rae asked if they should pave for 5 or 12 children. Kent and Thrasher agreed that they should pave for 12 children. Kent said another site

review will be required when then they go over the 5-child threshold to determine if this is a child care home or if it is a day care center. Kent conveyed that if it is a day care center there are many standards that will apply. Thrasher suggested they look at the Valparaiso Unified Development Ordinance. Kent said because this property is zoned NC-60 which is single family, these types of uses are meant to be low impact. Therefore, the sign code does not have calculations within the standards for residential zonings. The code allows for house numbers, name plates for residential housing units identifying the occupancy and address of the premises, but signage shall not exceed 2 sq. ft. in area. This sign is to be placed on the building. Residential zoning district sign standards are meant to be low impact. Typically, child home care centers do not need signage. Rae mentioned there are several that do have signs. Kent advised that some of them are in Residential Transition Zoning Districts. Residential Transition has different standards than NC-60 which is single family.

ON BEHALF OF NATE MCGINLEY, PUBLIC WORKS DIRECTOR: McGinley is aware the alley is stone/gravel. If additional stone is necessary to allow for safe access to the business parking area Public Works will supply and grade. However, Valparaiso Public Works does not intend on paving the alley now. The concrete alley apron and sidewalks were recently upgraded. Solid waste and recycling services are available, with a maximum of four (4) totes each for solid waste and recycling. Additional fees apply for each additional tote. It will be necessary to setup a solid waste and recycling account when setting up utilities. The contact information for Nate McGinley is (219) 462-4612 or nmcginley@valpo.us.

SCOTT: Scott asked if there will be any plumbing changes. Alonzo said there will be no changes. Scott presented no other comments.

MCALPINE: McAlpine reiterated that the parking spaces need to be paved and striped with bumper blocks shown on the drawing. McAlpine asked Kent if an ADA parking space is required. Kent said 1 space must be van accessible. McAlpine suggested they make the eastern most parking space ADA. Alonzo asked if a sign will be needed. McAlpine said a sign could be used; however, the space could be striped in blue. McAlpine said since paving and striping are necessary, a Site Permit will be required to cover erosion control and right-of-way cut.

GESKEY: Geskey asked if there will be any changes to the water or sewer services. Alonzo indicated there will be no changes. Geskey presented no other comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan
Site Improvement Permit
Building Permit
Contractors Registered with the City
Contact Porter County Health Department
Signage/Fencing Permit
Special Use Variance (for more than five children)