

**MEETING:** Site Review Committee  
**SUBJECT:** Prestige Arts Dance Studio  
**ADDRESS:** 3028 Calumet Avenue  
**PRELIMINARY SITE REVIEW**

**LOCATION:** Zoom  
**DATE:** June 22, 2021

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner  
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Vicki Thrasher, Building Commissioner  
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Bill Laird, Engineering Dept.  
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Tim Stites, Fire Department  
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Matt Zurbriggen, Engineering Dept.,  
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Nate McGinley, Water Dept.  
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Tony Fahel, Water Reclamation Dept.  
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**PRESENTERS:**

Tom Krueger, K2 Construction  
(219) 406-1574 / [tomkrueger@k2valparaiso.com](mailto:tomkrueger@k2valparaiso.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Prestige Arts Dance Studio to be located at 3028 Calumet Avenue. Lemmon 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:** Krueger stated that all of the back space will remain as is. There will not be any changes to plumbing, kitchenette, etc. It is all existing. Approximately 90 linear feet of wall will be added to create a couple dance studios. The lighting will be updated to new LED. New floors will be installed. They will also be painting. Krueger mentioned that Simko Signs will be installing a new sign.

**STAFF COMMENTS:**

**LAIRD/ZURBRIGGEN:** Is any exterior site work being proposed? Krueger said the project does not include any site work. The Engineering Department provided no further comments on the project.

**STITES:** All initial inspections required through the construction phase must be scheduled and coordinated through the Building Department. After occupancy,

the facility will be subject to annual fire inspections. Fire protection contractors must contact Stites prior to beginning work. Krueger stated that fire extinguishers will be replaced.

**MCGINLEY:** It appears there are no changes being made to the water service or sanitary sewer service. Krueger confirmed there are no changes to either of these services. McGinley presented no other comments.

**FAHEL:** If there are any plumbing changes, submittal of an internal plumbing plan will be necessary. Krueger conveyed that toilets and sinks already exist. The bathrooms will be repainted. No other changes are being considered.

**THRASHER:** It appears there is more than 100 lineal feet of wall being added. Thrasher mentioned that the project is relatively large and asked about the previous use. Krueger said he does not know about the previous use. Thrasher conveyed that the project fits into the Class B occupancy classification, but it may be more of an A occupancy due to the size of the space and the use. The size of the space allows for quite a few people, especially Studio 1. Krueger mentioned the reason the space is so large is to allow the dance students room to maneuver. Thrasher said even being generous in the calculations, the space could easily hold 100 people. Thrasher indicated that calculating the space as an exercise space will allow a little more leeway, but if all three rooms are in use there could still possibly be more than 50 people in the building. If the occupant load goes over 50, based on the size of the rooms, there might be an occupancy change to an A. Krueger said he can verify numbers of people and the amount of wall being added. Thrasher advised if the total walls being added is more than 100 lineal feet, the project will have to be sent down State any way. Thrasher needs better plans than those submitted for the existing and proposed, and a better idea of the number of people in the in the building at one time. Thrasher said the occupancy needs to be kept under 50, but the room sizes may cause a problem. Krueger believes that the lineal footage for the added walls is under 100 lineal feet. Thrasher stated it may be necessary to break up the space more, so more walls would need to be added. Thrasher suggested Krueger verify all the numbers (occupants and additional walls) so they can go over the numbers and then make a final decision about sending the project down State. The Building Permit application and Sign Permit application have been received. The only outstanding issues for the Building Department are the final occupancy and number of lineal feet for the added walls.

**LEMMON:** The property is zoned Commercial General (CG) and is within the Calumet Signature Corridor. A dance studio is considered a service use and is permitted in the Commercial General Zoning District. Lemmon reiterated that the Sign Permit has been received. The allowable signage is 3 sq. ft. of signage per 1 linear foot of building frontage. Lemmon asked if there will be any window

signage or coverage. Krueger does not believe there will be any window signage. However, they may have their name on the door with hours of operation. The windows may be used to display their champion trophies. Lemmon mentioned the parking requirement for a shopping center is 5 spaces per 1,000 sq. ft. of floor space. Lemmon said a quick estimate indicates that the parking standard will be met. Lemmon stated that if any exterior work is considered, it will be necessary to refer to Article 11, Section 11.500-Nonresidential Design Standards.

**ISSUES TO BE RESOLVED:**

- Detailed Before and After Plans
- State Design Release (to be determined)
- Building Permit (received)
- Contractors Registered with the City
- Signage Permit (received)
- Provide Number of Occupants
- Provide Total Lineal Footage for Added Walls