

MEETING: Site Review Committee
SUBJECT: Aftermath
ADDRESS: 2510-2512 Beech Street
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: August 10, 2021

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Nicole Caylor, Aftermath
(219) 617-2429 / nicole@runningvines.com
Ken Blaney, Property Owner
(219) 916-2142 / kenblaney@aol.com,

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Aftermath production facility to be located at 2510-2512 Beech Street. 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: Caylor said they are moving their wine production for both Running Vines and Aftermath from Washington Street to 2510-2512 Beech Street. There are very few changes that need to be made. They will be adding a sink and floor drains with a three-compartment separator in the production room.

STAFF COMMENTS:

LAIRD: Will there be any work done to the site (asphalt, paving, sidewalk)? Caylor stated there will be no site changes. Laird said the Engineering Department has no comments on this project.

MCGINLEY: Will there be any changes to the two existing water services or the sanitary sewer service? Caylor said no changes are being considered. McGinley presented no comments on the project. McGinley stated that Shaun Shifflett, Metering Department, said both sites have existing backflow protection and wants to have the backflows tested. Coordination for the testing will need to

go through Shifflett. He can be reached at (219) 462-6174 or sshifflett@valpo.us. Blaney interjected that both backflows were tested by Discount Backflow Testing. The test results should have been sent to Utilities. Blaney said the testing was done a couple of months ago. McGinley will check with Shifflett concerning this testing.

FAHEL: What is the purpose of the floor drains. Caylor said they are used for cleaning purposes. When they clean the tanks, they use 180° water. The water is squeegeed to the drain to get it off the floor. Fahel requested submittal of a plumbing plan for the building. It will need to include the connection to the separator and any other plumbing lines. Caylor stated that Jack Hines sent her a drawing. Caylor indicated she will forward the drawing to Fahel.

STITES: Initial inspections need to be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to annual fire inspections. Stites asked if the facility will a fire alarm or sprinkler system. Caylor stated there is a central reporting alarm system and it will have fire attached to it; however, there is no sprinkler system. Stites requested the contractor installing this system contact him before beginning any work. Caylor clarified that the system will be smoke alarm with central reporting. There will not be a fire alarm system.

THRASHER: Thrasher said the plumbing plan will be required for the Building Permit and Thrasher will send it to Fahel. Thrasher asked if Caylor is using both buildings. Caylor shared that the front building will be used for office spaces. There is also a showroom, but she will not be utilizing the showroom space. The offices will be used by Caylor, her wine maker, the quality control manager, the bookkeeper, social media person, and sales person. Thrasher asked who or what will be on the second floor. Caylor said she will be using the entire building. Production will be in the rear building (2510). Nothing in the front building will be related to production. Thrasher asked if there will be gatherings or tastings in the front building. Caylor stated there will be no public access. Thrasher asked for the AVV on the wine and cider. Caylor said the AVV will range between 8% and 12%. Thrasher said since they are under the 16% this will be an F2 occupancy. Thrasher asked what the previous use of the rear building was. Caylor believes it was used for storage and warehousing. Thrasher is aware that Caylor has contacted the Porter County Health Department and that the Health Department does not require anything from Caylor. Caylor stated the Health Department does not oversee alcohol production. Thrasher asked about the types of vehicles that will be coming to the site. Caylor said Johnson Brothers picks up and delivers product. They use a small box truck with a tailgate lift. There is no loading dock, only an overhead door. Thrasher said since Caylor is only adding one sink and floor drains the project will be limited to a local Building Permit. Any

contractors working on the project must be registered with the City. The proposed and existing floor plans and plumbing plan must be submitted with the Building Permit application. Blaney asked how long it will take to get the Plumbing Permit. Thrasher said if the permit application, building plans, plumbing plan and a list of contractors are submitted it should just take a few days to issue the permit. Since the alarm system is not an actual fire alarm system, it will not have to be submitted to the State. Trasher asked if there will be any type of hood systems. Caylor explained that nothing is cooked. The product is kept cold. The air conditioning system is existing. Thrasher asked if signage will be added. Caylor indicated that she is talking to Simko Signs. The existing signage will be removed, and eventually new signage will be added. Simko will submit the necessary permit for signage. Thrasher asked if the parking area is paved. Caylor stated it is entirely paved and has everything striped out, including the handicapped spaces.

LEMMON: This property is zoned Business Park (BP). Lemmon mentioned she talked with Beth Shrader, Planning Director, concerning the designation for the use. This will be considered a functionally similar use to some of the existing uses within the code. Shrader will write a memo approving this use within this district. Planning supports this and agrees this will be a use that makes sense in this district. Lemmon advised the parking will be reviewed to ensure parking meets the requirements. Lemmon requested submittal of a site plan showing all the parking. Caylor conveyed a sketch can be provided. Lemmon said an updated aerial can be sent to her. Caylor confirmed an aerial will be very helpful. Blaney asked how parking is calculated. He believes there are approximately 42 spaces. Lemmon explained that the number of spaces required is calculated on the project use. The parking will be reviewed, and Lemmon believes the 42 spaces may be sufficient. Lemmon conveyed that if any future building improvements are considered, it will be necessary to refer to Article 11, Section 11.500 for all the nonresidential standards.

ISSUES TO BE RESOLVED:

Detailed Site Plan
Building Permit
Contractors Registered with the City
Signage/Fencing Permit