

MEETING: Site Review Committee
SUBJECT: Spenga Fitness Center
ADDRESS: 91 Silhavy Rd., Unit 161
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: November 11, 2021

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
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
Matt Zurbriggen, Engineering Dept.,
(219) 462-1161 / mzurbriggen@valapo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Iain Dickie, Virtual Energy Solutions
(630) 370-3265
idickie@veschicago.com
Nick Destefano, Foxfield Construction Ltd.
(630) 333-5925
ndestefano@foxfieldltd.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Spenga Fitness Center to be located at 91 Silhavy Road, Unit 161. 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: This project is a tenant buildout of an existing tenant space in an existing shopping center. The Spenga concept is an instructor-led, membership only fitness studio and it consists of three parts. There is a spin area, a strength area, and a yoga area. The class will move through each of the three areas. The project will include restrooms, a utility room for the water heater and the audio/visual equipment, and a TV room used as a waiting room for class participants. There are lockers and bench in the lobby.

STAFF COMMENTS:

BILL LAIRD/MATT ZURBRIGGEN: Laird questioned if there are any site improvements (i.e., sidewalks, asphalt, parking). Dickie said no exterior improvements will be included in this project. Laird stated that if nothing is being done site-wise, the Engineering Department has no comments on the project.

MCGINLEY: McGinley mentioned that the plans did not show any anticipated changes to the water or sanitary sewer services for the building. Dickie confirmed there will be no changes to either of these services. McGinley offered no comments concerning the water/sewer services. McGinley stated it may be necessary to contact Shaun Shifflett in the Metering Department concerning a backflow inspection or changes that may be required for the meter for this facility. Shifflett can be reached at (219) 462-6174 or sshifflett@valpo.us.

FAHEL: The plumbing plan submitted is acceptable. Fahel provided no other comments.

THRASHER: A local Building Permit is required. Thrasher advised that based on the scope of work, this project will need to be submitted to the State of Indiana, Department of Homeland Security, Plan Review Division for a Construction Design Release before the local Building Permit can be issued. Thrasher said they can submit for the Building Permit at the same time they submit to the State. However, the permit will not be released until the CDR is received. All contractors working on this project must be registered with the City before permits will be issued. Signage will require a separate permit.

ON BEHALF OF TIM STITES (FIRE DEPARTMENT): Any required inspections by the Fire Department during the construction phase must be scheduled and coordinated through the Building Department. After occupancy has been issued, the facility will be subject to annual fire inspections. Any questions can be directed to Stites at (219) 462-8325 or tstites@valpo.us

LEMMON: This project is located in the Commercial General Zoning District and it is within a Signature Corridor Overlay. This is considered a service use and it is a permitted use in Commercial General Zoning District. Lemmon mentioned that the allowable signage calculation is 3 sq. ft. of signage for one (1) lineal foot of building frontage. A Sign Permit has already been received for Spenga. Lemmon said the signage appears to be acceptable, but she will be reviewing the application to make sure it meets requirements. Lemmon asked what section or portion of the parking lot is dedicated to Spenga. Dickie stated that generally speaking it will be the parking immediately in front of the space. Destefano said the parking lot is a common area. Lemmon requested submittal of the shared parking agreement to ensure parking requirements are met. Destefano will check with the landlord. Lemmon said the requirement for a service use is 2.5 spaces per 1,000 sq. ft. However, in this case this is shopping center and the requirement is 5 spaces per 1,000 sq. ft. The parking calculation will not include restrooms, storage rooms, the TV room, and utility rooms. Parking information can be found in Table 9.201 in the Unified Development Ordinance. Lemmon asked if any work will be done to the exterior of the building. Dickie stated the only change to the building will be signage. Lemmon said if exterior façade

changes are considered in the future, it will be necessary to refer to Article 11, Section 11.500 for the nonresidential design standards. Lemmon mentioned that she has spoken to a few different people at Spenga regarding transparency. Per the Unified Development Ordinance, window graphics shall have 50% opacity to allow for views into the building at a depth of not less than four (4) feet. This information is in Section 11.506. If consideration is given to awnings, etc., accent colors shall not be applied to more than 20% of the building. If these types of changes are considered, calculations for accent colors will need to be shown on the plans.

SHRADER: Shrader asked about the prior use of this space. Lemmon interjected and it may have been Famous Footwear. Shrader said they should use the parking calculation for a shopping center. Having the useable floor space calculation is something we should have in our files.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention Inspection (Contact Shaun Shifflett)
- Water Meter Changes, if required (Contact Shaun Shifflett)
- State Design Release
- Building Permit
- Contractors Registered with the City
- Sign Permit
- Provide copy of Shared Parking Agreement