



MEETING: Site Review Committee
SUBJECT: Dairy Queen Rebuild
ADDRESS: 3029 Calumet Avenue

LOCATION: City Hall
DATE: January 22, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Kevin Crozier, Dairy Queen
219-508-2926
Bill Hutton, Hutton & Hutton Engineers
219-932-2050
huttonarchengr@aol.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed renovation of Dairy Queen on Calumet Avenue. Phillips 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.

Hutton explained the renovation will bring the facility up to the current Dairy Queen standards. There are concerns regarding parking, accessibility for the disabled and elderly, and the circulation of traffic. Modifications have been made by the developer to widen the road along Calumet Avenue. The widened area on the plan is shown as 12' wide. This is also pulled away from the building in order to accommodate the tight radius. It was hopeful to construct a 2 lane road in this area to avoid the point of inflection however; this would infringe on the landscape buffer. The project is considered a full level remodel.

Kras said nothing affects anything regarding drainage and erosion control.

Pilz is aware the footprint of the building will remain the same. It's unclear if a new utility service is needed. Hutton said this will be checked when the redesign of the interior is being complete. The grease trap facilities may need to be upgraded on the sewer line. Discussion with the developer has taken place in regards to exiting the site and the need to wind around through the other parking lots. The end result concerning this was a compromise on both sides and has been greatly improved from the original plan submitted by the developer. A Detailed Site Plan is needed as the project progresses to indicate what is being done on the drives, dimensions, etc., and how the drainage will be connected. Coordinating this with the developer is necessary.

Thrasher is aware if there is any relocation of restrooms it will be minor and in full compliance with the ADA requirements. To some extent the interior walls will be coming down and it's unclear if any of these walls are structural. Engineers will soon be coming in to look at the facility. Hutton stated if there are any additional plumbing fixtures, mechanical and / or structural changes it will be submitted to the State. Thrasher explained these requirements will need to be met by the State. A Building Permit is needed and a permit is also needed for any change in signage. Hutton asked if they could work in parallel on the inside

existing demolition while going through the permit process. Thrasher stated issuing a permit for the interior demolition is acceptable.

Phillips explained a pedestrian connection from the sidewalk to the building is essential. When submitting for permits further detailed information is needed on the plans in reference to setbacks, heights, and dimensions of the building. Specific landscape standards for the Calumet Avenue Overlay District are required to be followed. A 6' tall monument style sign is allowed. Phillips is aware this will be placed within the 20' landscaped easement. New signage will be located on the building as well. A Variance is needed in order to construct a drive in the front. Information for this is being submitted. The dumpster in the back will need to be enclosed on 3 sides with a wooden or vinyl fence enclosure. Since there is a great deal of brick used in this project, a brick enclosure is encouraged. Crozier stated that using a brick enclosure is a requirement. A mixture of materials will be used and Phillips is aware a brick tower will be on the north and east sides of the building. The requirement for parking is 19 spaces and 20 spaces are provided. Phillips added this is tight however; the drive-thru traffic was taken into consideration.

Pilarski stated that currently this facility has a grease trap. Since appliances will be upgraded, Pilarski inquired if the grease trap will be removed in order to install a 1,000 gallon oil and grease interceptor. Crozier has not checked into this idea and mentioned at the present time, a holding bin is outside in the back that holds the frying oil. Crozier is looking into a new system that allows the oils to be pumped from the fryers and into a 300 gallon tank. This will then be vacuumed out. Pilarski said that currently there is not a compliance issue with the grease trap and over the years inspections have been completed. The submission of a Facility Plumbing Plan for review is required with a description of the new fixtures.

Brown said the building needs to be brought up to current backflow protection codes. An approved device is required at the water meter as well as on any landscape irrigation system. A stainless steel backflow device is needed on the soda CO2 mix water feed line. Information regarding this was given.

Pilz pointed out concern with the access to this site. Stressing to the developers the need for Cumberland Crossing to open up to traffic is strongly encouraged and appreciated. Theoretically permits should not be issued because there is not adequate access. Phillips added that since the buildings in the back are complete, perhaps a portion of this could be opened. Conversation with the Mayor or Bill may be helpful regarding the urgency of this issue with the developer. Crozier mentioned by the time his facility is ready to reopen, this should be open.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Facility Plumbing Plan
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- Possible State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance
- Demolition Permit
- Variance