



MEETING: Site Review Committee
SUBJECT: Cruzn Dogs
ADDRESS: 56 Indiana Avenue

LOCATION: City Hall
DATE: March 2, 2010

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Craig Phillips, City Planner (219) 462-1161
Tyler Kent, Asst. City Planner (219) 462-1161
Matt Kras, Storm Water Engineer (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Ron DeTorrice, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325

PRESENTERS:

Tim Ragsdale, 219-916-0688
tim-ragsdale@hotmail.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 the proposed Cruzn Dogs Restaurant. 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.

Ragsdale explained that his original concept was to have a hot dog cart set up outdoors. Since there are several issues regarding this idea another plan has transpired. Approximately 1/3 of the space that's located towards the front near the windows will be used. The idea is simply an inside hotdog cart with quality hotdogs, fast service, as well as being economical. In reference to building improvements, Ragsdale anticipates some plumbing changes and will go through the necessary steps required. A partition will be constructed in order to separate the hot equipment from the waiting area. The equipment used is electric. There will be no wiring changes or changes at the box. An equipment service person will be coming to the site to ensure that everything will work accordingly.

Johnson deferred comment to the Building Commissioner regarding plans that need to be submitted to the State. The occupancy for this facility will be limited to 49 or less. Grease and frying will be prohibited at this location without a hood system. The installation of a Knox Box is advised.

McIntire stated their records indicate that the domestic water comes from 76 Washington Street. The owner of the building must bring the 2 meters that service the entire complex up to Indiana code, in order to make the plumbing change to the domestic water service. Backflow protection is required. Any questions regarding this can be related to Shaun Shifflett.

DeTorrice is aware that provisions are already in place regarding the removal of trash generated on the site. If a larger dumpster is needed, the site has adequate space to accommodate. Currently there is a shared dumpster with the proper enclosure at this location. DeTorrice added that the City can offer recycling services at the location.

Phillips stated that signage is based on a standard of 3 SF per linear foot of building along the roadway. The plan indicates 43' however; the measurement is actually 47' if the counter length is included.

The maximum square footage allowed is 132'. A blade sign that projects a maximum of 45" off the building and no more than 8 SF is allowed. A blade sign has to be at least 8' above any sort of walkway or driving surface. Ragsdale commented that the awning on the building will remain exactly the same. Phillips mentioned that text used for advertisement purposes on an awning in the downtown area is only allowed on the drip face and limited in terms of text. Backlighting is prohibited. Window signage is allowed although; covering no more than 25% of the window space is strongly advised. Signage on the building will most likely be on the Indiana Avenue side of the building, as well as a placard of some sort on the west side. A process is required for any outdoor dining. Safety is a factor in determining where tables will be placed. Phillips said there is a requirement for proof of liability insurance and as part of the application process, appearing before the BOW as a first time applicant is necessary. Ragsdale mentioned he currently has the application packet from last year. Phillips said the only changes from last year's application are provisions for clearing up any cigarette butts.

Kras said he had no issues.

Thrasher stated that the door opening to the park must swing out. A building permit will be needed for the intended work. Since the occupancy is under 50, it's considered "B" class therefore; this is not an occupancy change. Any outdoor signage will also require a permit.

Burkman is aware that this space was previously occupied by Brent Wagner Architecture although; there had been numerous businesses at this location in the past. The water meters need to be brought up to code. A sanitary sewer permit fee will be necessary if the meters are upsized for the facility. Ragsdale commented that he already owns the needed equipment and anticipates opening within a few weeks of tending to what's necessary with the meters.

Pilarski stated that the Sewer Department has no issues with the sanitary sewer line that serves the building to the west. Any food establishment located in the City is required to install a 1,000 gallon oil and grease interceptor as stated in Chapters 51 and 52 of the Municipal Code. Since this is not a full service restaurant, a smaller sized unit will be acceptable. Additional information is needed in reference to the unit size as well as the sanitary sewer lines on the interior of the facility. The waiver process of the Municipal Code can begin once that information has been received.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Knox Box
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- Building Permit
- Sign Permit
- Zoning Clearance