



MEETING: Site Review Committee
SUBJECT: Yummy Wok
ADDRESS: 1608 Lincolnway

LOCATION: City Hall
DATE: January 24, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning 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
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161
Tony Reid, Public Works	(219) 462-4612
Media	

PRESENTERS:

Xin Huang
 (219) 455-5689 / onlyyou1978@msn.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:

OPENING: The Site Review Committee met to discuss a proposed Chinese take-out restaurant located at 1608 Lincolnway. 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.

EXPLANATION OF PROJECT: This site is located next to Jimmy John's at 1608 Lincolnway. Mr. Huang is planning on a Chinese take-out restaurant, and has a similar restaurant in Portage. This space is currently empty. Mr. Huang plans on adding some counter, as well as a walk-in cooler, freezer, cooking line and a return-air type of hood. The hood will have an ansul fire suppression system.

STAFF COMMENTS:

JOHNSON: This appears to be a nice plan. A State Design Release is necessary for the hood system. The door swing on the exit doors are going the wrong way. These doors must swing out. Huang explained there is a step up that will not allow the door to swing out. Johnson said the entrance doors would definitely have to swing out because it is opened to the public. The kitchen door does not present a problem. A Class K extinguisher will be required. If a fire alarm system is installed for monitoring purposes, a Knox Box will be required.

McINTIRE: There is no backflow protection at the meter. This will be required and should be installed after the meter. Contact information for Shaun Shifflett was provided.

PILARSKI: This location is taking the place of the Tropical Salad space and does have an oil and grease inceptor in the back. With the deep fryers, the wok, grill, three compartment sinks, and the mop sink, the City of Valparaiso requires the installation of a 1,000 gallon oil and grease interceptor. This is accordance with Chapter 51 of the City of Valparaiso Municipal Code. A copy was provided. Pilarski further stated that a grease and oil interceptor is located at the back of the facility and it may be wise for Mr. Huang to investigate hooking into this interceptor. An internal

plumbing plan is necessary to insure that all fixtures producing grease are connected into the oil and grease interceptor. Mr. Huang stated that a more detailed plumbing plan should be available within a week or two. Pilarski requested that Mr. Huang keep in contact with him as this project progresses.

PHILLIPS: Phillips asked for clarification on how solid waste would be handled. Huang stated that he has an agreement with the owner of Jimmy John's to share a 6 yard dumpster but this may have to be increased to an 8 yard dumpster. This will be placed behind the Jimmy John's unit. Phillips requested that the owner of Jimmy John's contact him regarding the required dumpster enclosure. The dumpster enclosure must be constructed per the Unified Development Ordinance, Section 2.406. This is available on the website at www.valpo.us. The parking is sufficient for this use. Signage is based on 3 sq. ft. of signage per linear foot of store front. The frontage is 22 feet. This results in 66 sq. ft. for signage. Phillips stated the current sign box could be refaced. There is also a pole sign. If there is a panel already there and available it can be changed. Pole signs are no longer allowed in this district. If a new ground mounted sign is desired, it would be necessary for Mr. Huang to work with the owner. Any new signage would have to be compliant with the current ordinance regulations.

RIED: The City provides free recycling for businesses. Recycling is strongly encouraged. Ried suggested that Mr. Huang contact Public Works once he is opened to see if this service could be provided by the City.

THRASHER: Based on the information provided and the plumbing being added, a State Design Release for the entire project is required. A State Design Release is also required for the hood system. The Building Permit will be issued once the Design Releases have been received. Thrasher reiterated that the front entrance must swing out. Thrasher stated that all the combustion air for the furnace must be drawn from the outside. This needs to be clarified. Any changes to signage in the cabinet or on the pole sign will require a permit.

MCALPINE: No comments.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box
- 1,000 Gallon Oil/Grease Interceptor
- Dumpster Enclosure
- Entrance Door Swing