



**MEETING: Site Review Committee**  
**SUBJECT: Ironwood Brewing**  
**ADDRESS: 6 Roosevelt Road**

**LOCATION: City Hall**  
**DATE: May 8, 2012**

#### **PRELIMINARY SITE REVIEW**

##### **IN ATTENDANCE:**

Tyler Kent, Asst. City Planner	(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
Matt Evans, Public Works	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161

##### **PRESENTERS:**

Barb Kehe
(219) 405-4644 / bjkehe1@yahoo.com
Brent Wagner, Wagner Architecture
(219) 531-2468 / brent@wagnerarchitecture.net

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss a proposed micro-brewery to be located at 6 Roosevelt Road. Kent 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:** Barb Kehe has purchased the single family, brick-clad ranch property at 6 Roosevelt Road and wishes to convert this property to a small brewery. The use will be retail and industrial. There will be a tasting room, office and lab. The existing garage will be converted for the brewing process. Wagner stated there are tight site constraints concerning circulation and a one-way drive around the building is being proposed. The parking will be in the rear of the building. The building will be accessed from the parking lot. The exterior of the building will be renovated.

#### **STAFF COMMENTS:**

**MCALPINE:** McAlpine's main concern is site drainage. It will be necessary to show how storm water runoff will be handled, stored and where the outlet will be. This will be dictated by the contours of the current land grading. More detail concerning this issue is required. Wagner asked if it would be possible to retain the storm water on site. McAlpine asked if the runoff pitched to the back. Wagner stated the site is fairly level, but that it may pitch slightly forward. Kehe stated the water from the demolished service station flows towards the Ironwood Brewing site. McAlpine stated a depressional area would be a benefit, but that it would be necessary to make sure the water remained on this site. Burkman suggested that maybe a rain garden approach would be a good idea. Kehe asked if a rain garden could be counted towards the shrubs that are needed for the landscaping requirements. Burkman clarified a rain garden is considered decorative, and the planting materials are different than those indicated in the landscaping standards.

**BURKMAN:** Burkman pointed out that as part of the Thorough Fare Plan there is a 40 ft. right-of-

way dedication required along Roosevelt Road. Burkman is aware the site was surveyed and the dimensions are accurate. Burkman stated the request for two drives presents a big issue. An 11 ft. wide drive along the north side of the building could be allowed with the specific condition that if the building is expanded by eliminating the garage and adding an addition to the building, there would be agreement to remove the southern drive and consolidate the two drives into one. Burkman mentioned that the radius of the drive should not encroach in front of the adjacent properties. It appears from the plan presented that the southern drive hooks around in front of the demolished service station property. The radius needs to be kept in front of the Ironwood property. Burkman reiterated that determining how drainage will be handled is necessary. The runoff must not sheet flow onto the adjacent properties. This should be determined during site grading. More detailed plans showing grades and elevations are required. Engineering will reserve the right to make further comments once the detailed plans are received. A Site Permit will be required for the right-of-way-cut for the driveway/sidewalk installation. An Erosion Control Permit will also be required.

**ON BEHALF OF EVANS:** Replacing the sidewalk along the property frontage is necessary. The new standard for City sidewalks is 5 ft. Burkman added the sidewalk should be carried through the driveway with a thicker 6" minimum sidewalk so that traffic will not break it up.

**THRASHER:** Due to the occupancy change, a State Design Release will be required. Thrasher is aware the restroom will be upgraded for handicapped accessibility. A Building Permit will be required. Thrasher pointed out that since the parking is in the rear and the accessibility is through the front, following ADA access requirements is necessary. It appears the access is narrow and could cause difficulty if someone is trying to walk through and someone is trying to drive through at the same time. Any signage will require a permit.

**KENT:** Kent supplied copies of the standards that need to be followed for this project. The project is located in two Signature Corridor Overlays. The first is the Lincolnway Corridor and requires landscaping per Table 11.306b. This requirement is for two shade trees, one evergreen tree, two ornamental trees, three large shrubs and six small shrubs per 100 ft. of building frontage. This will need to be shown on site. The project is also located in the Eastgate Overlay District and there are standards for this district as well. The parking setback is located on page 12 of Eastgate Overlay Standard. The required rear and side yard setback for parking is 10 ft. from the property line and needs to be shown on the plans. Shifting the handicapped parking space to the north is recommended. The minimum width for a driveway is 22 ft. A variance for this requirement will be needed. Landscaping around the parking is required. This consists of one large tree and two shrubs per five spaces. A continuous row of shrubs or masonry wall between 2' and 4' tall is required around the parking area. Signage will be based on the frontage along Roosevelt Road. One identification sign or one blade sign on the building will be allowed. One square foot of building frontage per one linear square foot of signage is allowed. A monument sign is permitted, but may not exceed 24 sq. ft. Kent asked if there would be a dumpster on site. Kehe stated there would not be a dumpster at this time. Kehe stated the trash would fit in a regular trash receptacle. Kent pointed out that if a dumpster is placed on site, it will need to be enclosed on three sides with a wood gate at the front. It must also match the building. Kent is aware that food will not be served. Kent recommended that if lighting improvements are considered they will need to meet the requirements of the standards for the overlay district. Three copies of the landscape plan showing what is on site and what is being proposed will be required. Wagner asked if the landscaping currently on site could be used to count towards landscaping requirements. Kent clarified that it may be possible to use some of the existing trees; however a survey indicating what trees are on site will be needed. If the City Horticulturist determines that invasive species exist, these will have to be removed.

**PILARSKI:** Pilarski indicated that additional information is required in order to provide proper review of this project. An internal plumbing plan will be required. Pilarski stated that a sanitary sewer plan showing the connection point from the building into the sanitary sewer is necessary.

The discharges from the facility will be required to meet those in Chapter 52 of the City of Valparaiso Code of Ordinances. A copy of the document was provided. Pilarski further stated an Industrial Waste Water Survey will be required. A copy of survey was provided.

**MCINTIRE:** McIntire stated that records indicate that a ¾" copper service line with a ¾" meter currently exists at the site. McIntire asked if there would be a need for higher demand. Kehe stated there would not be a need for higher demand. McIntire pointed out there is no backflow protection after the meter. Since this is being changed from a residential use, installation of a backflow preventer will be required. Contact information for Shaun Shifflett was provided.

**JOHNSON:** Johnson stated that checking with the State Division of Boilers and Pressure Vessels is necessary. Johnson mentioned the State would conduct an inspection on the pressure vessels. He further stated the State also has requirements for the rating of the room. A Knox Box is strongly recommended for the location. Johnson pointed out that if a fire alarm system or sprinkler system is installed a Knox Box would be required.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Industrial Waste Water Survey
- Sanitary Sewer Plan
- Variance (Driveway)
- Knox Box
- Contact State Division of Boilers and Pressure Vessels
- Sidewalk Replacement