



MEETING: Site Review Committee
SUBJECT: Jordy n Jax BBQ
ADDRESS: 255 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: October 16, 2018

IN ATTENDANCE:

Carley Lemmon, Asst. Planner (219) 462-1161
clemmon@valpol.us
Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Mia Zhou, Engineering Dept. (219) 462.1161
mzhou@valpo.us
Amanda Glanz, Water Reclamation (219) 464-4973
aglanz@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us

PRESENTERS:

William Walz, Owner
(219) 718-8304 / bkwalz@hotmail.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Jordy n Jax BBQ restaurant to be located at 255 Morthland Drive. 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: Walz said this is a family restaurant. It was necessary to repair some drains. They also painted the interior.

STAFF COMMENTS:

GESKEY: Geskey asked if they are changing either the sanitary sewer or the water coming into the building. Walz said no changes will be made. Geskey said there is an existing backflow preventer on the water line. The backflow preventer is up-to-date and there are no issues. Geskey presented no other comments.

GLANZ: Glanz asked about the size of the oil and grease interceptor. Walz indicated the interceptor is 1,000 gallons. Walz mentioned they did have the interceptor cleaned. The interceptor is located outside and is centered in the building on the south side. Glanz asked if changes have been made to the internal plumbing plan. Walz said nothing was added; however, they did repair some items that were not compliant. Glanz requested submittal of an internal plumbing plan. Glanz said she may have further comments once the internal plumbing plan has been received and reviewed.

ZHOU: The Engineering Department is interested in any site work. Zhou asked if they are planning to do any regrading or pavement work. Walz said they will not be doing this type of work. Zhou presented no other comments.

LEMMON ON BEHALF OF MCGINLEY: Public Works does not service restaurants with solid waste or recycling pickup. It will be necessary to contract with a private service. Since this project will be inhabiting an existing restaurant space and there are no planned right-of-way improvements, McGinley presented no other comments.

LEMMON ON BEHALF OF KENT: The requirement for parking is 1 space per 75 sq. ft. of

useable floor area. Storage and restroom areas are not included in this calculation. Allowable signage is 3 sq. ft. per one linear foot of building frontage. The calculations for signage are based on the building frontage that faces the right-of-way. The monument sign is included in the signage calculations.

THRASHER: Thrasher mentioned there are a lot of sinks shown on the plan. Thrasher asked for clarification on the number of sinks added. Walz said they added one sink. Thrasher advised that a Building Permit should have been pulled for the sink installation. It will be necessary to apply for this permit. An inspection by a licensed plumber is also required. Thrasher asked if the hood system is existing. Walz confirmed the hood system is existing. Walz said the ansul system needed to be updated. K-Clean performed the necessary updating. Thrasher asked if the size of the system was increased. Walz said the size of the system was not increased. All necessary equipment fits under this hood. Thrasher asked if they have approval from the Porter County Health Department. Walz said the Health Department has inspected the site and given their approval.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Building Permit (for sink addition)
- Inspection of Sink Addition
- Internal Plumbing Plan
- Signage Permit