



MEETING: Site Review Committee
SUBJECT: Expansion of Subway Restaurant
ADDRESS: 3004 N. Calumet Avenue

LOCATION: City Hall

DATE: 06/26/07

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
 Tyler Kent, Asst. Planner (219) 462-1161
 Jack Johnson, Fire Department (219) 462-8325
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973
 Dave Pilz, Engineering Director (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Chuck McIntire, Water Dept. (219) 462-6174

PRESENTERS:

Don Caldwell, Subway Restaurant
 (219) 616-8025
 caldwellrealty@comcast.net

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 expansion of Subway Restaurant on N. 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.

Caldwell explained that the Subway Restaurant has been at this location for approximately 19 years. The store has done very well in the volume of sales however the inside seating is limited. The landlord was contacted regarding the idea of expansion into the next unit which is currently Fiesta Hair Salon. A remodel of the restaurant will include the lobby, small storage in the back unit, and an increase the seating capacity. The square footage will be doubled.

Phillips stated it's necessary that any signage on the building will need to conform to the city ordinances. Contacting the city beforehand is essential. The use is obviously permitted in the district. Caldwell inquired if planters and seeding is necessary to dress up the west side of the building where the sidewalk wraps around to an awning area. Thrasher conveyed that an outdoor patio area will need to be included in the permit submittal. Caldwell explained that currently this area is a paved driveway that comes up to a raised sidewalk and some outdoor seating with some planters seemed like a good idea. The delivery trucks are in the back and this will not interfere with the side seating area.

Kent inquired if extra dumpsters will be added and explained that there have been some code enforcement issues in reference to this. Caldwell stated that extra dumpsters will not be added; just a larger sized unit will be in its place. Phillips mentioned to consider enclosing this area on 3 sides matching the paint with the building. A fence permit will be required.

Pilz stated there are no engineering issues.

Pilarski verified that this will strictly just be an increase in the seating area and not an increase in kitchen size. Caldwell conveyed that the kitchen will be remodeled however the square footage will remain the same. If the kitchen size and food preparation activities are added, contacting Ed Pilarski will be necessary. Currently an oil and grease interceptor or trap is not required. Caldwell stated he will make sure by checking into this matter.

Thrasher explained that a State Design Release is needed before a building permit can be issued for the remodeling. Any signage change and fencing will also require a permit.

Johnson stated that the maximum occupants of 52 to 54 and having 2 exits are acceptable. The Knox Box system is recommended after the remodeling. Information is online with regards to this as well as contacting Jack if there are any questions.

McIntire stated that there are currently 2 water services coming into the building and that 1 will be abandoned. If the service that will be used does not currently have the backflow prevention, this will be required. If flower planters are added, they cannot be placed over the water shut-offs. The water will be shut off outside and the plumber can cap off the line inside. In the event that this was to convert back, the cap can be removed and a meter will then be reinstalled.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign / Fence Permit