



MEETING: Site Review Committee
SUBJECT: Kingdom's Blessings Day Care
ADDRESS: 2502 Beech Street

LOCATION: City Hall

DATE: 4/4/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Media	

PRESENTERS:

Barb Press
 Kouts Christian Church
 (219) 766-0565
 kingdomsblessing@yahoo.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 a proposed build out for Kingdom's Blessing. 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.

Press explained that Kouts Christian Church currently runs a day care and preschool in the church. They are looking to create a satellite facility to accommodate the growing number of clients. The learning center is for children ages 3-5 and can accept 40 children. The interior of the building is not completed and can easily be altered to meet the facility needs. Press presently runs the day care at the church. She is familiar with state and fire codes.

Phillips clarified that a Use Variance is required since this is a manufacturing zone. Phillips noted that this might be subject to outdoor space per child requirements. Press mentioned that she would need to clarify that it could be combined with common space. They intend to provide 50 square feet per child. There is a condition on the purchase of the building pending it meets all space requirements. Signage is limited to the linear footage of the front of the building and should be approved prior to installation. If a fence is added to the back for outside play area, the maximum height is 6'.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. A building permit would also be needed if a fence were added to the property.

Johnson mentioned that the state governs childcare facilities. He cautioned that, since this is connected to other businesses, there might be addition construction costs in order to add a firewall. Also, an exit through the storage closet is prohibited.

ISSUES TO BE RESOLVED:

Use Variance, State Design Release, Building Permit
 Fence Permit & Signage Permit as needed.