



**MEETING: Site Review Committee**  
**SUBJECT: Kelsey's**  
**ADDRESS: 2300 Morthland Dr.**

**LOCATION: City Hall**  
**DATE: 4/26/05**  
**ZONING: C-3**  
**PARKING: 1/100**  
**VARIANCES: Drive-thru; "Howie"**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612

#### PRESENTERS:

Brent Wagner	brent@brentwagnerarchitects.com
Ken Blaney, Sr.	
Ken Blaney, Jr.	
Theblaneys@earthlink.net	
405-4803	

#### Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed renovation of the old Denney's restaurant for Kelsey's Steakhouse, located at 2300 Morthland Drive. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Wagner advised that they are planning to remodel the existing building and add a 1,800 square foot addition for a lounge and smoking area. There will be exterior changes made as shown on the plans to change the appearance. They have a total site area of 45,738 square feet with a 20% green space requirement. They have exceeded the needed allowance with 9,812 square feet of green space. They have a usable square footage of approximately 6,800 so at 1/100 they are required to have 68 parking spaces and they have 69. They are adding a drive through window and lane so they are removing 8 spaces but the 69 will remain. Some walls will be built in front of the existing gables to mask the gables and will add some stone to the brick; they will add some dormers and a tower to improve the look of the building. The gross square footage is slightly over 6,800 square feet.

Phillips advised that we would need the public usable square footage to figure the parking. Blaney advised that they are going to go heavy on landscaping to tie into the new building. Seating capacity is about the same as their old building but the space is better utilized that at the old location and the kitchen will be larger.

Phillips stated that there is no concern with the use in the C-3 district. A drive-thru element will be required as a special exception. The next available meeting would be the June meeting. They want to be up and running in July or August so we need to take care of this right away. The road

in front of the building is a public road. There are no right-of-way provisions. They will be allowed sharing on the parking if needed. The overflow and sharing with Walmart will be more than adequate. We have unofficially discussed platting some of the additional areas of the center with Walmart officials so keep this in mind. This is a separate deeded parcel. They will need to submit a landscaping plan. Architecturally this is in line with what is required in that area. They will need to screen any service areas with landscaping. They are allowed monument signage only with a maximum height of 6 feet. If they want to take "Howie" with them they will need to get a variance by the BZA. It may be more accepted if he was incorporated with the signage. Blaney asked about the existing sign. Phillips advised that they may be able to use it in a monument style sign but they cannot put up a pole sign. Phillips will get together with them in regard to the signage possibilities.

Nondorf commented that he would vote that Howie get moved to the new location. He asked how many people could be seated in the addition. They figured that it would be holding about 80 people. Nondorf stated that he was told there would be two exits in the addition and Wagner advised that there would be two, one out the front and one out the back.

Thrasher said that the addition would need firewall separation. Wagner said that the existing building is a concrete block building with brick veneer and there is a two-hour wall between the two areas. Thrasher asked how they would be passing through the separation wall. Wagner said that they have not finalized that yet but they have two 6' openings that they would either use fire shutters or fire doors on a hold-open. Thrasher advised that the openings need to be less than 25% of the wall area. There are two exits in the existing building and one off of the kitchen. Thrasher advised that they will need a State Design Release for the addition.

Kras stated that he has no stormwater issues since the addition is going over existing parking lot surface. Blaney advised that the parking lot drain is being moved to the west and that will still tie into the main drain.

Brown stated that the building already has backflow protection. If they were to put in irrigation that meter would need to have backflow protection.

The Site Review Committee did accept the architecture.

We would like a pedestrian crossing to the overflow parking areas.

#### ISSUES TO BE RESOLVED:

- Landscaping Plan
- State Release
- Building Permit
- Variances
- Sign Permits.