



**MEETING: Site Review Committee**  
**SUBJECT: H<sub>2</sub>O Salon**  
**ADDRESS: 9 Lincolnway**

**LOCATION: City Hall**  
**DATE: August 9, 2011**

**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
Jack Johnson, Fire Department	(219) 462-8325
Media	

**PRESENTERS:**

Dustin Vo, H<sub>2</sub>O Nail & Tanning Salon  
(219) 242-9123

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 nail and tanning salon located at 9 Lincolnway. 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:** This is the second salon Vo will build in the City. This salon will be located in the downtown market. It will be both a nail salon servicing manicures and pedicures and a tanning salon with beds in the back part of the building. If standing beds are installed there could be as many as 10 beds; however, if horizontal beds are installed there would be 6 beds. There will be plumbing for 8 pedicure chairs (7 adult and 1 child). A plumbing opening will be installed for a hand sink. Rough construction is minimal. The floor will not be changed and no walls will be added. A couple of walls will be removed for installation of decorative arches. There are three existing bathrooms; however, access to the bathroom at the back of the building will be closed off.

**STAFF COMMENTS:**

**MCINTIRE:** This building has never been brought up to backflow code. Proper backflow protection on the water meter will be required. Shaun Shifflett should be contacted for information concerning the unit to be installed. Mr. Shifflett's contact information was provided.

**JOHNSON:** A Knox Box will be required at the front door if a monitored fire alarm system is installed. The HVAC and electrical need to be compliant with the latest edition of the building code with regard to tanning and nail salons.

**PILARSKI:** Pilarski asked if the building service line into the sanitary sewer would be changed. Vo said there would be no change. Pilarski stated that since the waste water being discharged is sanitary waste water only and the service line from the building to the sanitary sewer is not being

changed, there are no comments concerning this project.

**BURKMAN:** Burkman asked if any exterior modifications would be done. Vo said the current sign location is divided into three sections by a 1x6. The 1x6 will be removed to allow for signage all the way across the building without divisions. Burkman asked there would be any change to the water meter size. Vo said there would be no changes as the current meter is sufficient.

**KENT:** Signage is limited to 3 sq. ft. of signage per 1 linear ft. of building frontage, or a maximum of 132 sq. ft., which ever is less.

**ON BEHALF OF THRASHER:** Building permits are required for the project. A sign permit will also be required. Vo asked if a neon sign is allowed. Kent stated internally illuminated signs are not permitted downtown. Gooseneck lighting is permitted.

#### **ISSUES TO BE RESOLVED:**

- Detailed Site Plan
- Backflow Prevention
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box