



MEETING: Site Review Committee
SUBJECT: Wildflour
ADDRESS: 210 Lincolnway

LOCATION: City Hall
DATE: August 27, 2013

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works	(219) 462-4612

Media

PRESENTERS:

Ken Blaney, One Guys with Tools, LLC
(219) 405-4803 / kblaney@csinet.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:

OPENING: The Site Review Committee met to discuss a proposed bakery to be located at 210 Lincolnway. Wegrzyn 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 project is the conversion of a backroom into a bakery to be located at 210 Lincolnway. The project consists of building some walls, adding electrical and plumbing. The half wall will be for the display coolers. There will be reach-in freezers and coolers. A convection oven will be used. There will not be any open burners or stove.

STAFF COMMENTS:

THRASHER: Thrasher asked for clarification concerning the entryway. Blaney explained the new entryway will be located at what is currently shown as a closet. Thrasher asked if the office storage will be for the bakery use. Blaney confirmed this area would be used by the bakery. The side door will be used by the new restaurant. Thrasher indicated that a fire separation will be required in between the two units. Thrasher pointed out that this issue could make it necessary to send the project to the State for review. The hood system being installed will require State review; therefore, submitting the complete project makes sense. The floor plan sent to the State will need to show what is adjacent. Thrasher mentioned that a suite or unit number will be required. Blaney indicated they discussed making this Suite B. Thrasher suggested placing something at the front to direct people to the rear. Thrasher said that since there is only one exit, the occupant load cannot exceed 49. The State Design Release will be required prior to issuance of a Building Permit. Signage will also require a permit.

SOUDERS: The hood system must be tested before opening for business and contacting the Fire Department concerning this will be necessary. Souders stated the exit signs, emergency lighting and fire extinguishers must be maintained. The address must be visible. The occupant load must

be posted. Blaney asked if an ansul system will be necessary. This will be determined by the State; however, since this is only baking it may not need to be an ansul system. This can be discussed further.

EVANS: Evans said that since the project does not impact rights-of-way he had no comments. Evans said that recycling is strongly encouraged.

WEGRZYN ON BEHALF OF KENT: The signage allowance for this location is 3 sq. ft. per 1 linear foot of building frontage facing Lincolnway. It will be necessary for the tenants to work together to share the allowable signage on site. Kent suggested the use of a blade sign for Wildflour on Lincolnway and possibly another blade sign in the alley. All signage must meet the Standards in Article 5 of Unified Development Ordinance as it relates to the downtown design standards.

MCALPINE: McAlpine asked about accessibility from the rear for those individuals who have difficulty getting around. Blaney stated there is a deck on the backside with six or seven stairs; however, it will be possible to use the front entrance. McAlpine asked if customers would park in the back lot. Blaney said there would be foot traffic, but he feels customers will certainly use the lot. There is no guardrail separating the alley from the parking lot.

PILARSKI: Pilarski indicated the requirement for a 1,000 gallon oil and grease interceptor; however, the bakery appears to be a good candidate for a smaller sized oil and grease trap. Providing more information for a potential waiver will be necessary. Pilarski indicated that once the required information is received an evaluation will be done and a decision will be made concerning the appropriateness of a smaller oil and grease trap.

GESKEY: Geskey asked if a separate water service is being installed. Blaney indicated the current water service will be shared. Geskey indicated that the Water Department records show no backflow protection exists at this address. Installing backflow protection will be necessary. Geskey provided contact information for Shaun Shifflett concerning the backflow.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Backflow Prevention
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Oil & Grease Interceptor
- Hood System Testing