



MEETING: Site Review Committee
SUBJECT: McAlister's Deli
ADDRESS: 300 Porters Vale Blvd., Suite 120

LOCATION: City Hall
DATE: November 10, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Matt Evans, Public Works Director	(219) 462-4612
Medias	

PRESENTERS:

John Malesh
 (219) 730-2673 / john.malesh@yahoo.com
 Dave Patel, NWI Valpo Deli, Inc.
 (219) 545-9128 / Davepatel1009@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:

OPENING: The Site Review Committee met to discuss the proposed McAlister's Deli to be located at 300 Porters Vale Blvd., Suite 120. 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: Malesh stated there is a development agreement for 5 stores over 5 years. McAlister's Deli is based out of Atlanta. McAlister's does very well in college towns.

Malesh said this group is a small family owned group. This is their first site. Malesh said they are leasing approximately 4,000 sq. ft. McAlister's menu is diverse. There will be no fryers, no grease and no grills.

STAFF COMMENTS:

EVANS: Evans stated since there will be no impacts to rights-of-way (roads, sidewalks, trees along the parkway) Public Works has no comments concerning this project.

THRASHER: This will take up the northern end of the building and will be designated as Suite 120. Thrasher is aware the plans have already been submitted to the State for review. The Construction Design Release will be necessary prior to issuance of a Building Permit; however, the Building Permit application can be submitted with the necessary plans. Typically one set of paper plans and a PDF are required. All contractors working on the project must be registered with the City. A permit will be required for the signage.

ON BEHALF OF THE FIRE DEPARTMENT: The building is sprinklered. If less than 20 heads are moved, it will not be necessary to submit to State; however, if more than 20 heads are being moved or added it must be submitted to the State. The exhaust does not have to be submitted to the State. Providing keys for the Knox Box will be necessary. The fire alarm must address to Suite 120.

KENT: Kent said it is great to see a restaurant locating at Porters Vale. The calculation for

signage is 3 sq. ft. of signage per each 1 linear foot of building frontage. The building frontage for this project will be based off of Porters Vale Blvd. Providing the number of parking spaces for the site on the final plan is necessary. The parking calculation is 1 space per 75 sq. ft. of usable floor area. This calculation should not include restrooms or storage areas. Grand Opening banners are allowed 1 week before and 2 weeks after the facility opens. The allowance for any temporary signage is 70 calendar days. Malesh said there is no space on the monument sign; however, if a panel becomes available Malesh will deal with it at that time. Malesh said they hope to open in March or April. Kent said if outdoor dining is being considered, the area should be fenced and per ADA requirements there must be a 4 ft. clearance on the sidewalk.

BURKMAN: Sidewalks already exist at this location.

MCALPINE: McAlpine presented no comments.

PILARSKI: Pilarski said the internal plumbing plan has been reviewed and it is acceptable. There is a separation of sanitary waste waters and kitchen waste waters. The sizing of the unit is acceptable. The standard for the City of Valparaiso is a 1,000 gallon minimum liquid capacity unit. Pilarski presented information regarding the basic design. A copy of Chapter 51 which regulates the discharge into the sanitary sewer was provided.

GESKEY: The Water Department records indicate this unit already has water and backflow protection. No further comments were presented.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

All Contractors Must Be Registered with the City

Signage/Fencing Permit

Zoning Clearance

Provide Parking Calculations

Provide Keys for the Knox Box