



MEETING: Site Review Committee
SUBJECT: Rolling Stone Baker
ADDRESS: 54 Lafayette Street

LOCATION: City Hall
DATE: December 15, 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
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Brent Wagner, Wagner Architecture
 (219) 531-2468 / brent@wagnerarchitecture.com
 Art & Andrea Georgion
 (219) 462-0993 / admin@pestos.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 the proposed Rolling Stone Baker to be located at 54 Lafayette Street. 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: Georgion explained they are proposing a wood-fire pizza place to compliment the new Central Park Plaza. The restaurant will be located in the old Sticky Fingers space located at 54 Lafayette Street. It is a compact space. They will offer to-go artisan pizzas. There will be a couple of tables for on-premise dining. Georgion indicated there will be an ansul hood system. Wagner stated wood is considered a heavy-duty cooking fuel and requires an ansul hood system. The oven is a pre-manufactured oven.

STAFF COMMENTS:

THRASHER: The hood system will require submittal to the State for plan review. Thrasher asked if any sinks are being added. Wagner said there is an existing three compartment sink that will be relocated and a hand sink will be added. A Building Permit will be required.

MCALPINE: McAlpine provided no comments.

KENT: Kent asked if any external improvements are being considered. Georgion stated the sign is decaying so the sign will be updated. Kent said referring to Article 5, Section 5.303 for sign standards required in the Central Business District is necessary. A Sign Permit will be required. The calculation for signage is 3 sq. ft. of signage per 1 linear foot of building frontage facing Napoleon Street. This calculation will provide the total amount of signage allowable for the entire tenant space. Kent mentioned a blade sign could be placed on the front and a sign could also be placed on the back.

BURKMAN: Burkman provided no comments.

EVANS: Evans requested that trash and recycling be contracted with a private hauler. The container needs to be a 2 yard container for trash. The container needs to be kept in the corral.

GESKEY: Geskey asked if the incoming water service will be changed. Georgion said no changes are being considered. Geskey requested they contact Shaun Shifflett to setup an appointment to inspect for backflow protection. Contact information was provided.

PILARSKI: The Water Reclamation Department is concerned with what is being discharged into the sanitary sewer. Food preparation establishments are required to install a 1,000 gallon oil and grease interceptor; however, based on the location and description provided and being basically a to-go type restaurant a grease trap under the three compartment sink can be considered. Pilarski provided information concerning the criteria for a grease trap.

DALY: Daly asked if the occupancy will be changed. Thrasher interjected this will remain a B occupancy. Daly conveyed the Fire Department will conduct inspections of the ansul system every six months. Fire extinguishers and emergency exit lighting will be inspected annually. The door must have panic hardware or a keyed lock. The address must appear on the building.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

State Design Release (hood system)

Building Permit

Signage/Fencing Permit