



MEETING: Site Review Committee
SUBJECT: Be Good Juicerie
ADDRESS: 3 Lincolnway
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
 Carley Lemmon, Planning Dept. (219) 462-1161
clemmon@valpo.us
 Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
 Yacoub Aljobeh, Water Reclamation (219) 464-4973
yaljobeh@valpo.us
 Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
 Tim Stites, Fire Department (219) 462-8325
tstites@valpo.us
 Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

LOCATION: City Hall
DATE: March 27, 2018

PRESENTERS:

Amber Shambo, Be Good Juicerie
 (219) 252-2243 / ambershambo@comcast.net
 Ken Klawitter
 (219) 242-0040 / kepacabe@frontier.com
 Scott Yahne, Attorney
 (219) 513-9892 / scott@yahnelawpc.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed juice bar to be located at 3 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: The site will be used as a juice bar. They will also provide smoothies, cold sandwiches and salads.

STAFF COMMENTS:

MCALPINE: Since the work appears to be interior, McAlpine provided no comments on the project.

MCGINLEY: Since the project has no right-of-way improvements, McGinley provided no comments on the project.

THRASHER: Thrasher asked if they still plan to split the uses. Klawitter said he was able to get both uses to a B occupancy. Thrasher asked if this was achieved by having a separation between the two uses. Klawitter believes a separation is not needed because they are both B occupancies. Thrasher said there would be limitations with sprinkler systems, etc. The project will need to be submitted to the State for a Construction Design Release. The juicerie side indicates 44 allowable occupants; however, there appears to be seating for more than that. Klawitter said there are only 40 seats shown and there will be 2 staff members. A Building Permit will be required. All contractors working on the project must be registered with the City. A Sign Permit will be required. Contacting the Porter County Health Department for an inspection prior to opening will be necessary.

ON BEHALF OF TYLER KENT (PLANNING DIRECTOR): The property is zoned Central Business District (CBD). Juicerie is permitted within the CBD Zoning District. The calculation for signage is 3-sq. ft. of signage per 1 linear foot of building frontage. Contacting Kent concerning

outdoor dining will be necessary. Kent conveyed they should not purchase fencing for the outdoor dining area. Kent asked if the office area at the rear of the building will be for the use of customers. Shambo said this area will not be specifically for customers. If there are plans to renovate the front of the building, referring to Article 11, Section 11.600 for the exterior design standards of the Central Business District will be necessary.

STITES: The City follows the 2014 Indiana Building and Fire codes.

ALJOBEH: All food service establishments are required to have a grease interceptor or trap. However, in this case the requirement may be waived. Submittal of more information will be required. Aljobeh provided instructions for the waiver.

GESKEY: Geskey asked if there will be any changes to the water or sanitary sewer going into the building. Klawitter confirmed there will be no changes. Geskey said the Water Department records indicate this building does not have backflow protection after the water meter. This will need to be upgraded and contacting Shaun Shifflett will be necessary. Contact information was provided.

ISSUES TO BE RESOLVED:

Landscaping Plan (with tree survey)

Detailed Site Plan

Backflow Prevention

State Design Release

Building Permit

Signage/Fencing Permit

Contact Porter County Health Department