



MEETING: Site Review Committee
SUBJECT: Vapin-n-Valpo II
ADDRESS: 827 Lincolnway
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Carley Lemmon, Planning Dept. (219) 462-1161
clemmon@valpo.us
Tim Burkman, Engineering Director (219) 462-1161
tburkman@valpo.us
Yacoub Aljobeh, Water Reclamation (219) 464-4973
yaljobeh@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

LOCATION: City Hall
DATE: May 1, 2018

PRESENTERS:
Walter Stotts, Owner
(219) 405-8547 / milkone_1@msn.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed vape shop to be located at 827 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 outside will be cosmetically upgraded. The existing parking lot and drive will remain as they are. The concrete sidewalks have already been replaced. The interior will be painted and new trim and new flooring will be installed. New countertops, cabinets and shelving will be installed along two exterior walls. Showcases will be installed in the middle of the room. The existing vanity, toilet and sink will be replaced.

STAFF COMMENTS:

BURKMAN: It appears there are no exterior changes being made to the site. Burkman presented no comments.

MCGINLEY: There appear to be no improvements that will impact the right-of-way. McGinley presented no comments on the project.

LEMMON: Lemmon presented no comments.

KENT: The calculation for signage is 1 sq. ft. of signage per 1 linear foot of building frontage facing Lincolnway. Kent mentioned that he has spoken to Donna Stotts concerning an awning. If signage will be placed on the awning, a sign permit will be required. The allowable signage for the awning is 3-sq. ft. The 3-sq. ft. will count towards the total allowable signage for the site. The parking requirement is 5 spaces per 1,000-sq.ft. of useable floor area. The parking spaces in the back must be stripped. An ADA accessible parking space will be required. Stotts questioned the use of a ramp for the deck. Kent suggested contacting Vicki Thrasher concerning this issue. Kent

asked if landscaping is being considered. Stotts said they will place river rock about a foot out from the building. River rock and a shrub will be placed at the right corner. River rock and a shrub will be placed between the two sidewalks on the northeast corner by the back door.

ON BEHALF OF THRASHER: Thrasher mentioned that it was difficult to tell what was being proposed. Contacting Vicki Thrasher to discuss the interior work and the need for a permit will be necessary; at a minimum a permit will be required for the deck. All contractors working on the project must be registered with the City. Thrasher asked if there is an ADA compliant ingress/egress and restroom. Stotts said the restroom will not be a public restroom.

ALJOBEBH: Aljobeh asked if there will be any changes to the plumbing. Stotts said no changes are being made. Aljobeh asked if there will be anything discharged other than normal sanitary waters. Only sanitary waters will be discharged. Aljobeh asked if there will be any chemical storage. There will be no chemical storage. Aljobeh presented no further comments.

GESKEY: Geskey asked if this building was used as a house or a commercial building. Stotts said it was used as a lawyer's office. Geskey asked if there is an existing backflow preventer on the plumbing. Stotts said he is unsure if there is a backflow preventer. Geskey said since they are changing the commercial use, it will be necessary to bring the backflow up to date. Contacting Shaun Shifflett concerning this issue will be necessary.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention

Building Permit

Signage/Fencing Permit

ADA Parking

Contractors Registered with City

Stripe Parking in the Back of Building