



MEETING: Site Review Committee
SUBJECT: Island Nutrition
ADDRESS: 1675 Morthland Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: August 7, 2018

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Mike Steege, Utilities (219) 462-6174
msteege@valpo.us

PRESENTERS:

Scotty Milligan, Lucky Irish LLC
(219) 707-7290 / ndmillie7@gmail.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Island Nutrition to be located at 1675 Morthland Drive. 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 project will be located in Thornapple Plaza. The tenant space was previously a Box Office Video. All smoothies will be 100% natural and non-gmo. There will be 1,200 sq. ft. at the front of the building. A restroom will be added. A wall will be added.

STAFF COMMENTS:

STEEGE: Steege said it will be necessary to contact Shaun Shifflett concerning backflow prevention. Since there is no utility work (water or sewer) outside, Steege provided no other comments.

MCALPINE: McAlpine provide no comments on the project.

KENT: The calculation for signage is 3 sq. ft. of signage per 1 linear foot of building frontage facing Morthland Drive. A Sign Permit will be required. The requirement for parking is one space per 75 sq. ft. of usable floor area. Restrooms and storage areas are not included in this calculation. Providing the number of parking spaces associated with this portion of the development is necessary. Kent suggested Milligan contact the Chamber of Commerce for the grand opening

ON BEHALF OF THRASHER: Based on the plans submitted, the project will need to be submitted to the State of Indiana for plan review. Kent suggested Milligan speak with Thrasher concerning submittal to the State. Depending on the complexity of the project, an architect may be needed as well. Plans must be submitted to the Porter County Health Department. Milligan mentioned that plans have already been submitted to Porter County. A local Building Permit will be required. All contractors working on the project must be registered with the City. Thrasher can be contacted at vthrasher@valpo.us, or 219-462-1161.

ON BEHALF OF STITES (Fire Department): The City follows the 2014 Indiana Building and Fire Codes. The business will be subject to annual inspections by the Fire Department. Any questions should be directed to Stites at tstites@valpo.us.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Backflow Prevention (contact Shaun Shifflett)

State Design Release

Building Permit

Contact Porter County Health Department

All Contractors Must Be Registered with the City

Signage/Fencing Permit

Provide Number of Parking Spaces