



MEETING: Site Review Committee
SUBJECT: Elements Remodel
ADDRESS: 23 Washington Street
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 15, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
tkent@valpo.us
Vicki Thrasher, Building Commissioner (219) 462.1161
vthrasher@valpo.us
Adam McAlpine, Engineering Dept. (219) 462.1161
amcalpine@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
pscott@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Michelle Prosser, Elements Wine Bar
(219) 309-1660 / elementswinebar@gmail.com
Jack Hines, Hines Plumbing
(219) 476-5551 / hinesplumbing@gmail.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed remodel for Elements Wine Bar located at 23 Washington 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: This project is the addition of a kitchen. A 6 ft. hood and general kitchen equipment will be added. There will be a three-bay hand sink and mop sink. An existing bathroom will be moved. The existing bar will be moved toward the middle of the building. There will be a 30-gallon above-floor grease trap. The hood will be vented to the alley. Prosser contacted the Porter County Health Department and completed the necessary application. Prosser mentioned that she has a full-service restaurant permit with the County.

STAFF COMMENTS:

MCGINLEY: Since all work appears to be internal, Public Works has no comments on this project.

THRASHER: Thrasher indicated this project will need to be submitted to the State based on the amount of work being done with the plumbing and hood. Hines said he spoke to Brent and they are not moving any more than five fixtures. Thrasher questioned whether these are drainage fixture units or fixtures. Hines believes Brent went by fixtures. Thrasher explained the State goes by drainage fixture units. All electrical in the kitchen must be GFI protected. Thrasher asked if there are any window above the hood vent. Hines said there is one window that is close, but it will be converted to a fixed window. Thrasher asked if the hood is a Type 1 or Type 2. Hines said it will have an ansul system. Thrasher asked if the furnace is high-efficiency. Hines confirmed it is high-efficiency.

ON BEHALF OF THE FIRE DEPARTMENT: The Fire Department follows the 2014 Indiana Building and Fire Codes. All initial inspections required through the construction process should be scheduled through the Building Department. The building will be subject to annual fire

inspections.

KENT: The allowable signage is 3 sq. ft. of signage per 1 linear foot of building frontage. In the Central Business District signage is limited to 132 sq. ft. per face. The 132 sq. ft. cannot be exceeded on Jefferson Street or Washington Street. Any additional signage will require a Sign Permit. Kent asked if the entry door into the kitchen will be locked. Hines said the door will be kept open. There are no other exterior improvements being considered.

SCOTT: Scott requested drawings for the grease trap showing what will be done with plumbing in these areas. Hines does not have any drawings. It will be necessary to access the crawl space first. Hines indicated a drawing can be provided. Scott provided no other comments. Thrasher asked if a waiver will be necessary for the requirements for a 1,000-gallon oil and grease interceptor. Scott will need to look into this issue.

MCALPINE: McAlpine presented no comments relative to the project. He did ask about a tripping hazard at the curb. McAlpine asked if Prosser has received any concerns from either her staff or customers concerning the improvements that were made at the corner. Prosser said occasionally she will see someone trip a little, but it is much better since the slope was installed. McAlpine mentioned there was an idea to put a decorative fence around one spot to usher pedestrians more to the sidewalk rather than coming diagonally toward the wine bar. Pedestrians would stay on the sidewalk rather than the brick portion. Prosser said she has not received any comments from customers. Hines asked if the front door needs to be ADA compliant. Thrasher explained that if there are substantial improvements to the space, every effort needs to be made to upgrade to the design requirements. Thrasher conveyed that with the amount of work that has been on this building over the years this threshold might have been reached. Thrasher said the front door is not on City property, so it is not a City issue. This can be looked at if it is something they want to address. There are other doors that will allow them to meet the requirement. Prosser mentioned the door on the Jefferson side of the building is flush and it is 42" wide.

GESKEY: Geskey is aware that there will be no changes to the water or sewer coming into the building. Geskey presented no other comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Submit Drawings for 30 Gallon Grease Trap

State Design Release

Building Permit

Signage/Fencing Permit