

MEETING: Site Review Committee
SUBJECT: Bru-Man's Hot Chicken
ADDRESS: 3028 N. Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: January 21, 2020

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmo@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vtrasher@valpo.us
Mingyan Zhou, Engineering Dept.
(219) 462-1161 / mzhou@valpo.us
Tim Stites, Fire Department
(219) 462-8325 / tstites@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Tony Fahel Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Brent Dickson, Public Works Dept.
(219) 462-4612 / bdickson@valpo.us

PRESENTERS:

Dave Streeter, Jade Construction
(219) 217-1304 / Info@buildwithjade.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Bru-Man's Hot Chicken to be located at . 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 will be a restaurant providing natural-style southern fried chicken and homemade sides. Streeter said they will only be using a portion of the tenant space. It will 100 ft. deep and they will be using 20 ft. across the front. There will be two exits in the back. A demising wall will be installed. They will be installing two bathrooms and a storage room in the back.. This space is right next to Dollar General. There is also an end unit that will not be used. The plans provided are an overview because they are still in negotiations with the landlord.

STAFF COMMENTS:

FAHEL: Water Reclamation is concerned with what is being discharged into the sewer system. Submittal of an Internal Plumbing Plan will be required. Fahel

said an Oil and Grease Interceptor will be required. Fahel provided information for the Oil and Grease Interceptor.

GESKEY: Geskey asked if there will be any changes to the underground water and sewer. Streeter said no changes are being considered. Geskey provided no other comments.

DICKSON: Public Works is concerned with the parkway, sidewalks and garbage and recycling. Dickson said there is dumpster in the back for the center. Dickson said it will be necessary to coordinate with the landlord on pickup and disposal.

STITES: The Fire Department follows the 2014 Indiana Building and Fire Codes. All initial inspections required during the construction phase need to be scheduled through the Building Department. The facility will be subject to annual fire inspections. Stites said a hood will be needed. Referring to the Indiana Mechanical Code will be necessary. Stites asked if this is an A or a B occupancy. Thrasher said based on the occupant load it will be A2 and a Type 1 Hood will be required.

ZHOU: The Engineering Department is interested in any potential site work. Zhou asked if there will be any paving or changes to the outside. Streeter said no changes will be made. Zhou offered no other comments.

LEMMON: This property is zoned Commercial General (CG). Lemmon asked if there will be any exterior improvements to the building. Streeter mentioned there will be signage. Lemmon said it will be necessary to refer to Article 11, Section 11.500, Non-residential Design Standards (Unified Development Ordinance) if there are any changes in the future. The allowance for signage is 3 sq. ft. of signage per one linear foot of building frontage. This is approximately 60 sq. ft. for the tenant space. Referring to Article 5, Section 5.303 for sign requirements will be necessary. Window signage cannot cover more than 25% of the upper and lower portions of a window. Lemmon asked about the dedicated parking for tenant space. Streeter said this is unknown at this time. Lemmon suggested they refer to Table 9.201 for the required parking for a restaurant (1 space per 75 sq. ft. of useable floor area). Loading will require one space.

THRASHER: A Construction Design Release from the State of Indiana will be required prior to issuance of Building Permits. Thrasher mentioned the separation on each side needs to be a minimum of at least a 2-hours. Thrasher asked if the building is wood frame. Streeter said he is unsure if the building is wood frame, but he knows there is wood in their space. Thrasher mentioned that if it is a 5B there may be an issue with exceeding the amount of square footage allowed with two restaurants in the building. A proper separation will be necessary. If they are unable to get into the other tenant space, a UL listed wall will be required. Thrasher is aware the space is being split. The new tenant

space will require a separate address. Thrasher asked if there are separate utilities for each tenant space. Streeter said the water line comes in at one of the back doors and the meter is outside by the door. They are currently negotiating with the landlord on how this will be done. Thrasher said it may be necessary to work with the City Utilities if new water and sewer needs to be added. Streeter asked if the water split will be required if the landlord does not want to do this. Thrasher said this is something that needs to be worked out with the Utility Department. Geskey interjected if they are installing a demising wall and have a separate address, the water will have to be separated at the water meter. Geskey stated that each unit will have to have its own shutoff. Zhou stated that a Site Permit will be required for the work necessary to split the water service. Thrasher said it will be necessary to include this information when they submit for the Building Permit. A Site Plan will be needed showing the parking to ensure parking requirements are being met. The parking needs to be paved and striped. Streeter said it is paved but may need to be restriped. Thrasher said it will be necessary to contact Will Rose, Engineering Department, for the appropriate address for the new tenant space. It will be necessary to work with the Health Department to get any approvals they may require. Signage will require a permit.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Site Improvement Permit
- Submit Internal Plumbing Plan
- Oil and Grease Interceptor
- State Design Release
- Building Permit
- Hood System
- Water Split
- Contact Will Rose, Engineering Department, for Address
- Contractors Registered with the City
- Contact Porter County Health Department
- Signage/Fencing Permit