

MEETING: Site Review Committee
SUBJECT: Peddlers Pizza Pub
ADDRESS: 5 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 4, 2020

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@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
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Brent Dickson, Public Works Dept.
(219) 462-4612 / bdickson@valpo.us

PRESENTERS:

Brent Wagner, Wagner Architecture
(219) 531-2468 / brent@wagnerarch.net
Mark Miller, Owner
(219) 309-1873 / mark@aircorpilc.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Peddlers Pizza Pub to be located at 5 Lincolnway. Lemmon 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 building previously housed Old Style restaurant. Wagner mentioned that the first floor and lower level have been gutted. The plan provided is the layout of the proposed pizza restaurant. The restaurant will seat approximately 60 people. The dining area will be in the front of the building with the kitchen in the rear. Two accessible restrooms will be added to the first floor. Wagner indicated a façade grant has been received for this building.

STAFF COMMENTS:

SCOTT: Submittal of an internal plumbing will be required. Scott mentioned that Hannah Seats spoke to them concerning an oil and grease trap waiver. Scott provided a copy of the waiver form. The form needs to be completed and returned to Water Reclamation.

GESKEY: The Water Department is interested in the underground water and sewer going into and out of the building. Geskey asked if there will be any changes. Miller said there will be no changes. Geskey conveyed there is an existing backflow protector and it is up-to-date and in good standing. Geskey asked if fire suppression will be installed and mentioned there is grant available. Wagner said they will meet code with a fire separation between the restaurant and the offices above.

DICKSON: Public Works is concerned with sidewalks, rights-of-way and trash and recycling. There are no problems with sidewalks or rights-of-way. Dickson said Public Works does not pickup trash at this address. However, recycling can be provided, if they are interested. A maximum of four totes can be provided for recycling services. Miller said they will not be opening until June and may consider recycling. Dickson said it will be necessary to contact Public Works and provided contact information. Miller asked if the top two floor tenants have totes. Dickson believes these tenants do not have totes.

STITES: The Fire Department follows the 2014 Indiana Building and Fire Codes. All inspections required during the construction phase must be scheduled through the Building Department. After construction is complete, the facility will be subject to annual fire inspections. Stites asked if a fire suppression hood will be installed. Wagner said there will be an ansul hood. Stites requested the contractor contact him before installation begins.

ZHOU: The Engineering Department is interested in any potential site work. It appears all work will be interior. Miller said other than the façade improvements, there will be no outside work. Zhou provided no other comments.

LEMMON: The property is zoned CBD, Central Business District. Lemmon mentioned a Zoning Clearance for the exterior improvements was approved as of January 21st, 2020. The allowable signage is 3 sq. ft. of signage for each linear foot of building frontage. Signage is permitted on the building façade between the top of the first-floor windows and below the sill of the second-floor windows, in the sign band. Wall signage shall have a raised trim or raised border and raised lettering. Projecting signage is permitted and referring to Article 5, Section 5.303, Paragraph G for the requirements is necessary. Window signage cannot cover more than 25% of the upper and lower portions of the window. All new signage will require a Sign Permit. Lemmon mentioned that information concerning outdoor dining will be sent in March or April.

KENT ON BEHALF OF TRASHER: A Construction Design Release from the State of Indiana will be required prior to issuance of Building Permits. A complete list of contractors must be submitted with the Building Permit application. All contractors must be registered with the City prior to issuance of permits. An existing floor plan was not included for site review. The existing

floor plan will be required with the permit submittal. The occupant load requires two (2) exits to the outside. Exits cannot be through the kitchen or another space. Kent said there appears to be an exit out to the west. Wagner said this is an exterior walkway between the two buildings. Kent requested this information be noted on the plans. Kent asked if the stairway shown goes to the upper floors or to the basement. Wagner said this stairway goes downstairs. Miller said this is an existing stairway. Wagner said this will not be an occupied space. It will be used for storage and coolers. Kent requested they contact Thrasher to provide information concerning this space.

ISSUES TO BE RESOLVED:

Detailed Floor Plans (existing & proposed)

State Design Release

Building Permit

Provide Complete List of Contractors

Contractors must be Registered with the City

Contact Porter County Health Department

Signage Permit

Internal Plumbing Plan

Complete and Submit Oil & Grease Interceptor Waiver

Ansul Hood Contractor Must Contact Tim Stites Prior to Installation