

3MEETING: Site Review Committee
SUBJECT: Be Good Juicerie
ADDRESS: 3206 Cascade Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 18, 2020

IN ATTENDANCE:

Carley Lemmon, Asst. Planner
(219) 462-1161 / clemmon@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Paul Scott, Water Reclamation Dept.
(219) 464-4973 / pscott@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Amber Shambo, Owner
(219) 252-2243 / amber@begoodjuicerie.com
Ken Klawitter, Klawitter Design Assoc.
kepacabe@frontier.com
Dustin Kirby

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Be Good Juicerie to be located at 3206 Cascade Drive. 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: Shambo mentioned this will be a cold press juice production facility. They will be moving juice production from 1605 LaPorte Avenue to 3206 Cascade Drive.

STAFF COMMENTS:

SCOTT: Scott presented a grease trap interceptor waiver and requested the waiver be completed and returned to the Water Reclamation Department. No other comments were presented.

GESKEY: Geskey asked if anything is being done with underground utilities. Shambo confirmed there will be no work concerning the underground utilities. Geskey mentioned that Water Department records show the backflow protection is up to date. It will be necessary to change the name on the account for 3206 Cascade.

ON BEHALF OF MINGYAN ZHOU, ENGINEERING DEPARTMENT: It appears all work will be internal and there will not be any site improvements; therefore, the Engineering Department has no comments on this project.

ON BEHALF OF BRENT DICKSON, PUBLIC WORK DEPARTMENT: Public Works does not provide garbage pickup in this area. Therefore, it will be

necessary to contract with a private waste hauler. If there is interest in recycling, it will be necessary to contact Public Works at 462-4612.

ON BEHALF OF VICKI THRASHER, BUILDING COMMISSIONER: It will be necessary to contact the Building Department concerning the required permits for the project. Thrasher may be contacted at vthrasher@valpo.us or 219-462-1161.

ON BEHALF OF TIM STITES, FIRE DEPARTMENT: The Fire Department follows the 2014 Indiana Building and Fire Codes. It will be necessary to contact Stites concerning information he may need. He can be contacted at 219-462-8325 or tstites@valpo.us.

LEMMON: The property is zoned BP, Business Park and is located within the SR49 Overlay District. Lemmon asked for an explanation on how the juice is being produced. Shambo explained that fruit is delivered and then it is washed. A commercial cold juice presser is used. After washing, the fruit is cut up and put into the juicer. It is then bottled and sold. Shambo mentioned they have been contacted by the Health Department. They have also gone through laboratory testing for PH levels. Lemmon indicated it will be necessary to discuss this information with Tyler Kent to determine if this use is permitted within the Business Park Zoning District. Lemmon will contact Shambo later today concerning the use. Kirby said the fruit is filtered and there is no waste product coming out of the process. The produce pulp is recycled. Lemmon asked how the pulp is stored. Shambo said the pulp is bagged in compostable bags and then it is picked up by Witmer Farms to be used as fertilizer. Lemmon mentioned that as a future reference, if a store front is considered, commercial retail is not a permitted use within the SR49 Overlay District. Therefore, it would be necessary to come back before Site Review as well as seeking a use variance through the Board of Zoning Appeals. Lemmon will be able to assist with the variance process if Shambo decides on a store front in the future. The allowance for signage is 3 sq. ft. of signage for each linear foot of building frontage. The parking requirement will be determined once the use has been determined. Lemmon said she will contact them later today concerning the use. Lemmon asked if there is a dumpster enclosure and was told a dumpster enclosure already exists. Lemmon asked if they are considering any exterior improvements to the building. Shambo said there will be no exterior improvements. Lemmon mentioned that if exterior improvements are considered in the future, it will be necessary to refer to Article 11, Section 11.500 for the required standards.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Contact Building Department

Complete and Submit Grease Trap Interceptor Waiver



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Valparaiso, IN 46383
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Fax: (219) 464-4273
www.valpo.us

Contractors Must Be Registered with the City
Contact Porter County Health Department
Signage/Fencing Permit

Our City...Our Values

Honestly Accountable Surprisingly Responsive Boldly Proactive Creatively Frugal Respectfully Compassionate