

MEETING: Site Review Committee
SUBJECT: 451 Lincolnway, Suite A
ADDRESS: Paradise Pizza
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: April 21, 2020

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Carley Lemmon, Asst. Planner
(2319) 462-1161 / clemmon@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Mike Jabo, Engineering Director
(219) 462-1161 / mjabo@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Jon Daly, Fire Department
(219) 462-8325 / jdaly@valpo.us
Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us

PRESENTERS:

Eric Berindei, Owner
(219) 840-0210 / grubguyz@gmail.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Paradise Pizza to be located at 451 Lincolnway, Suite A. Shrader 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 is on the corner of Campbell Street and Lincolnway. Berindei mentioned that he originally rented the space as office. However, he does not utilize this space. Paradise Pizza will be strictly carry-out and delivery. There will be a small counter for the purchase of a pizza slice, but for the most part it will remain carry-out and delivery. The menu will consist of pizza and baked sandwiches. The parking consists of what is there now. Berindei mentioned that he spoke with the Fire Department about the ovens to use that would not require a hood system. If he uses a conveyor type oven or an oven like those used by Family Express a hood system will not be required. On the left side of the middle room there is a small half bath and he would like to connect this to the kitchen space. Berindei said there is another bathroom farther back in the space. If the half bath needs to be closed off, he will do that and use it for storage. The front room is where customers will enter.

This space is approximately 60 sq. ft. There are a couple windows on the side of the building and Berindei would like to use one as a pickup window. This would make it so people would not even have to come into the building and the delivery drivers could just pick orders at the window.

STAFF COMMENTS:

SHRADER: Shrader asked if Berindei about the square footage of the area used by customers. Berindei said it is approximately 60 to 63 sq. ft. The entire room is 12' x 12'.

LEMMON: The property is zoned CP, Central Place. A restaurant is a permitted use in the Central Place Zoning District. The allowance for signage is 1 sq. ft. of signage per 1 linear foot of building frontage. A Sign Permit will be required for any new signage. In order to determine the number of parking spaces required, providing the total square footage in the building will be required. The required parking for a restaurant is one (1) space for 75 sq. ft. of useable floor area. Bathrooms and storage areas are not included in this calculation.

Berindei stated that parking is very limited on this corner. Parking will not be available on the northeast corner. There is a lot in the back. If parking is based on the entire footprint, Berindei may have to talk about parking ideas, but if is more on customer access, parking may be fine. Lemmon indicated that once she has the building square footage versus available parking, she will contact Berindei to discuss the situation. Shrader asked if employees will park in the back or on the street. Berindei said there is a grassy area that is part of the property that could possibly be used for parking. Berindei asked if the parking lot down below is public parking? Shrader indicated if is owned by the City.

Lemmon said she will check to see if this lot can be used. Lemmon asked if any exterior improvements are being considered. Berindei said he talked to a sign company about possibly replacing the awning for signage, but no other improvements are being considered. Lemmon will be available to answer any questions concerning signage. Berindei mentioned that he talked to Simko Signs and they seem to be very well versed in the City's codes.

LAIRD: This project appears to be interior work only and does not include any site work. Berindei said no site work is being done. Laird asked if there will be any work done on the sanitary sewer. Berindei stated that he had a plumber look at what exists, and it should support his needs. Berindei is aware that he will need to check on the grease trap requirements. Laird said if sewer work is needed, a Site Permit through the Engineering Department will be required. There is no sidewalk on this property. It will be necessary to sign a Sidewalk Waiver. The waiver basically states that installation of a sidewalk is not required now; however, should the need for a sidewalk present itself in the future a

sidewalk must be installed. Shrader asked if the property owner or tenant is responsible for sidewalk installation. Laird said his understanding is that it will be the property owner's responsibility and the property owner will need to sign the Sidewalk Waiver. Laird will confirm.

JABO: Jabo asked if this is strictly carry-out. Berindei stated it is strictly pickup or delivery. Berindei said he had thought about building a 6" or 8" ledge across the front window so people could stand and eat a slice pizza; however, if it is a problem, then it is not worth pursuing. Jabo said this property has access from Campbell Street and Lincolnway and this is the only parking. Some of the access is right at the intersection. Jabo said Engineering can work with Berindei concerning this issue.

THRASHER: Thrasher asked if there are some proposed intersection improvements in this area and will it affect this property. Shrader mentioned that she and Jabo looked at this issue. There is a plan to have a roundabout in this area. Right now, the plans show the roundabout is to the east of this property and shows that this building is not impacted and there is some sort of provision for access to the existing parking. Shrader said the project is scheduled for 2025; however, we should be able to come up with an interim solution. Thrasher mentioned that there are other uses in this building. Berindei confirmed that there is an office upstairs and they utilize two spaces directly in front of their entrance. Thrasher said all this information will be required with the Building Permit application so that we can determine if adequate parking is available for the building and not just the use. Thrasher asked if there are suite numbers assigned. Berindei confirmed there are suite numbers. Thrasher asked how much plumbing will be added. Berindei said there is already plumbing is the back for a sink, so he will be able to install a three-compartment sink. Further back in the space there is a bathroom with a shower. The plumber thought a mop sink could be installed. Thrasher explained that if more than five (5) drainage fixture units (a sink is 2 drainage fixture units), it will be necessary to submit the plans to the State of Indiana for plan review to get a Construction Design Release. Submittal of a better set of plans will be necessary. A detailed floor plan of existing and proposed uses is required. Plumbing and electrical need to be marked on the plan with dimensions. Thrasher needs this information to determine if the project needs to be submitted to the State. Most of the time when these business uses are converted, the projects usually need to be submitted to the State to handle the number of sinks that are required for a food service and to satisfy the Health Department requirements for the sink and sanitary safety items. It will be necessary to work with the Porter County Health Department and get the appropriate permits and inspections before opening. A Building Permit from the City will be required. All contractors working on the

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project must be registered with the City. A licensed plumber will be required for the project. Even though there is no seating, a restroom is required for the public. This is not being accommodated based on where the existing restrooms are located. It should also be an ADA compliant restroom. The plan does not indicate the size of the restroom. This is the type of information needed for the permit submittal.

ON BEHALF OF THE FIRE DEPARTMENT: The Fire Department follows the Indiana Building and Fire Code. Initial inspections required during the construction of the project must be scheduled through the Building Department. After occupancy, the facility will be subject to annual fire inspections.

GESKEY: Geskey asked if there will be any changes to the incoming water service or incoming sewer service. Berindei said no changes are being considered. Geskey said if there are changes, it will be necessary to contact Valparaiso City Utilities. Geskey presented no other comments.

ISSUES TO BE RESOLVED:

Provide the Total Building Square Footage
Parking
Detailed Site Plan
State Design Release (to be determined by Building Department)
Building Permit
Contractors Registered with the City
Contact Porter County Health Department
Signage/Fencing Permit