

**MEETING: Site Review Committee**  
**SUBJECT: Hungry Hound**  
**ADDRESS: 64 Lincolnway**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: September 1, 2020**

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
(219) 462-1161 / [bshrader@valpo.us](mailto:bshrader@valpo.us)  
Bill Laird, Engineering Dept.  
(219) 462-1161 / [blaird@valpo.us](mailto:blaird@valpo.us)  
Tim Stites, Fire Department  
(219) 462-8325 / [tstites@valpo.us](mailto:tstites@valpo.us)  
Mark Geskey, Water Dept.  
(219) 462-6174 / [mgeskey@valpo.us](mailto:mgeskey@valpo.us)  
Paul Scott, Water Reclamation Dept.  
(219) 464-4973 / [pscott@valpo.us](mailto:pscott@valpo.us)  
Tony Fahel, Water Reclamation Dept.  
(219) 464-4973 / [tfahel@valpo.us](mailto:tfahel@valpo.us)  
Brent Dickson, Public Works Dept.  
(219) 462-4612 / [bdickson@valpo.us](mailto:bdickson@valpo.us)

**PRESENTERS:**

Shelley Becker, Owner  
(219) 308-8373 / [shelley@hungryhound.com](mailto:shelley@hungryhound.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Hungry Hound to be located at 64 Lincolnway. 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:** Hungry Hound is a retail space and Becker will also be doing grooming. No walls will be changed. There is a rear space that is approximately 25 ft. and Becker will be installing three shower basins. One basin will be at floor level and two basins will be approximately 3 ft. off the floor. Walls will be installed to separate the basins. The drains for the basins will be tied-into the drain that already exists. A 50-gallon water heater will be installed in the basement. New electrical outlets will be added.

**STAFF COMMENTS:**

**SHRADER:** This project is located in the Central Business Zoning District. Retail and service uses are permitted within this zoning district. Shrader asked if any exterior improvements are being considered. Becker said no exterior improvements are being done. Shrader asked if there will be a sign. Becker

indicated a sign will be installed. Shrader conveyed a Sign Permit will be required. Shrader mentioned that there are standards in Article 11 and direction can be provided. However, generally box signs with projecting lights are not allowed. Becker said it will be a flat sign. Shrader conveyed the guidelines for signs is in Article 5. The allowance for signage is 3 sq. ft. of signage per one linear foot of building frontage. Shrader mentioned the Façade Grant Program.

**STITES:** Stites asked what the previous use was in this space. Becker believes it was a clothing store. Stites said any initial inspections required are scheduled and coordinated through the Building Department. After that, the space will subject to annual fire inspections.

**GESKEY:** Geskey asked if any modifications to the underground water or sewer are being considered. Becker said no changes will be made. Geskey provided no comments on the project.

**LAIRD:** All work appears to be internal and no site work is being done. Laird provided no comments on the project.

**DICKSON:** Since no work is being done outside the building, Dickson provided no comments on the project.

**FAHEL:** Water Reclamation requested submittal of an internal plumbing plan for the basins and drains. Installing strainers in the drains to catch the pet hair to prevents clogs in the sewer line is highly recommended.

**ON BEHALF OF VICKI THRASHER, BUILDING COMMISSIONER:** If more than five (5) drainage fixture units are being added (this is not the number of fixtures) a Construction Design Release from the State of Indiana is required. The plumber needs to verify the number of drainage fixture units being added. A Building Permit is required and should include detailed existing and proposed floor plans. All work must be done by City registered contractors. The required plumber must be State licensed.

#### **ISSUES TO BE RESOLVED:**

- Detailed Floor Plan (Existing and Proposed)
- Plumber to Provide Number of Additional Drainage Fixture Units
- Provide Internal Plumbing Plan
- Install Strainers in Drains
- Building Permit
- Contractors Registered with the City
- Signage/Fencing Permit
- Zoning Clearance