

MEETING: Site Review Committee
SUBJECT: #Dance Valpo
ADDRESS: 107 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: September 29, 2020

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@valpo.us
Matt Zurbriggen, Engineering Dept.
(219) 462-1161 / mzurbriggen@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
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462w-1161 / mjessen@valpo.us

PRESENTERS:

Mark Smith, Fred Astaire Dance Studios
(317) 313-7930 / msmith@fredastaire.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed dance studio to be located at 107 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: The work being performed is cosmetic. Smith said they deal with high end costumes and they have their own line of practice clothing, competition clothing, shoes and music. There will be displays at the front of the building. They will be installing shelving and slat walls. Mirrors will be installed on the walls and they will be painting.

STAFF COMMENTS:

THRASHER: Thrasher asked about the size of the space. Smith conveyed that this tenant space is 2,500 sq. ft. Thrasher mentioned the dance studio is considered a change of use from a B use (business) to an A use (assembly) and submittal to the State for a change of occupancy will be required. The assembly

use has a higher level of fire safety required. Thrasher is aware the tenant space has a sprinkler system and there shouldn't be any monetary investment for fire safety because it is all there. It is just a matter of changing the use.

SCOTT: Water Reclamation is interested in the internal plumbing; however, because no changes are being made, there are no comments on the project.

LAIRD: Laird asked if any work is being considered for the exterior of the building or if they are making changes to the parking lot or drive approaches. Smith said none of these types of changes are being done. Laird presented no comments on the project.

GESKEY: Geskey asked if there will be any changes to the underground water or sewer. Smith said none of the underground water or sewer will be changed. Geskey provided no comments on the project.

FAHEL: No comments were provided.

ZURBRIGGEN: No additional comments were provided. All Engineering questions and comments were provided by Bill Laird.

STITES: Stites asked for clarification concerning the tenant space use. Smith said the front will be used for retail and the back of the space will be used as a dance studio. Stites reiterated that the project will have to be sent to the State for the change of use. Stites conveyed the Fire Department follows all adopted codes, standards and rules of the Indiana Fire Prevention and Building Commission, as well as all local ordinances that apply. All initial inspections required through the construction phase must be scheduled and coordinated through the Building Department. After occupancy has been issued, the facility will be subject to annual fire inspections. Any questions should be referred to Stites at the phone number or email address listed above.

SHRADER: This project is zoned Central Business District. (CBD). Shrader asked if there will be any exterior changes. Smith said the only change will be a new sign. Shrader indicated there are guidelines for signage, i.e. size allowed, type, etc. Article 5 of the Unified Development Ordinance will provide the sign standards. Smith mentioned that he is working with Simko Signs. Shrader conveyed a Sign Permit will be required. Shrader said there do not appear to be any Planning issues for this project. Shrader mentioned that she will have to do some research because of the mix of retail and assembly. If there are any issues, she will follow up with Smith and provide any information that may be required.

ISSUES TO BE RESOLVED:

Detailed Site Plan
Submit to State for Change of Use
Signage/Fencing Permit