

MEETING: Site Review Committee
SUBJECT: Be Good Juicerie
ADDRESS: 3 Lincolnway
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: October 6, 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
Bill Laird, Engineering Dept.
(219) 462-1161 / blaird@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 / psscott@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Brent Dickson, Public Works Dept.
(219) 462-4612 / bdickson@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Kenneth Klawitter, Klawitter Design Associates
(219) 462-1786 / kepacabe@frontier.com

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 3 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: This will be a manufacturing facility for cold press juice. This will be a wholesale business and will not be opened to the public. This facility will use approximately the back 1/3 of the space at 3 Lincolnway. FRP will be used for the walls in the kitchen. The flooring will be epoxy over the existing wood floor. The ceiling height will be 11 ft. The existing ADA compliant bathroom will remain. The tenant wants a small conference room.

STAFF COMMENTS:

DICKSON: Dickson asked how the composting of the left-over fruit and vegetable scraps will be handled. Klawitter advised that the scrap material is hauled off site to a farm owned by Shambo. This is done on a daily basis. Dickson provided no other comments.

LAIRD: Laird asked if any exterior improvements are being proposed. Klawitter indicated there will be no exterior work. Laird presented no other comments.

FAHEL: Fahel asked if this project will include floor drains in the production area and the amount of juice that will be going down the drain. Klawitter stated no juice will go down drain. The juice is collected by the cold press and bottled. Klawitter clarified the drains he is talking about are bay sink drains. Fahel stated that Water Reclamation prefers floor drains not be installed.

SCOTT: No comments were provided.

GESKEY: Geskey is aware that nothing is being done for the incoming water or sewer. The building is up to date concerning the backflow. No other comments were provided.

STITES: Initial inspections required by the Fire Department must be scheduled and coordinated through the Building Department. After occupancy, the facility will be subject to annual fire inspections. Any questions should be referred to Stites at the phone number or email shown above.

THRASHER: Thrasher asked how the conference room will be used. Klawitter said they are unsure about the use. They do want to have it available for perspective clients. Thrasher asked if they will be leasing it out for other individuals to use. Klawitter stated he cannot say what they want to do with it. There has been no discussion about the direction they want to go in concerning the conference room. Thrasher asked if the space is totally open. Klawitter said it is empty; however, there is an ADA compliant bathroom. It does need grab bars, etc. Thrasher is aware that there will be another tenant in the front. Thrasher asked if the front space has a bathroom. Klawitter said there is no bathroom. Thrasher said there needs to be a demising wall between the two tenants. Thrasher asked what the door will be used for. Klawitter said with the intent of a demising wall. Thrasher asked if the door will be rated. Klawitter agreed it will be rated. Klawitter mentioned he does not know who the other tenant will be. Thrasher said there needs to be some coordination. A site review may be needed for the other tenant. Thrasher asked if there will be separate electrical services. Klawitter indicated there will not be separate electrical services. Thrasher stated that a Construction Design Release from the State of Indiana will be required prior to issuance of Building Permits. All contractors working on the project must be registered with City. Thrasher said since there is no building frontage for Be Good Juicerie there will not be any signage. Thrasher

is aware that they have been working with the Porter County Health Department. Thrasher asked if the juicerie will be accessed from the alley. Klawitter believes the space will be accessed from the alley. Stites said if it is accessed from the alley how will it be addressed. This will be very confusing for the Fire Department. Thrasher said it will be necessary to work with Engineering for addressing. Klawitter asked if the same address can be used for both tenants. Thrasher indicated that more discussion is required.

SHRADER: Shrader mentioned that what is being proposed under our definition for uses is more manufacturing. A manufacturing use in the Central Business District Zoning is not a permitted use and will require a variance before the Board of Zoning Appeals. The Central Business District is targeted for retail, restaurants, services, a limited amount of office space and residential on the upper floors. Shrader was hoping that Amber Shambo would have been present at this site review so that she could better understand why Ms. Shambo wanted to be in the downtown location. Shrader conveyed that the variance process could be a six-week process. Shrader will have to contact Ms. Shambo to discuss why she thinks this is a good location for her project.

ISSUES TO BE RESOLVED:

Detailed Site Plan
State Design Release
Building Permit
Contractors Registered with the City
Use Variance