

MEETING: Site Review Committee
SUBJECT: Chic Nails & Spa
ADDRESS: 2600 Roosevelt Rd., Unit 2004
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: November 10, 2020

IN ATTENDANCE:

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
Matt Zurbriggen, Engineering Dept.
(219) 462-1161 / mzurbriggen@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
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Stephen Purtha, Pioneer Construction
(219) 716-3880
pioneerconstruction@comcast.net

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Chic Nails and Spa to be located at 2600 Roosevelt Rd., Unit 2004. 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: This project will be utilizing a vacant space at 2600 Roosevelt Rd., Unit 2004. The client wants to open a nail salon. Most of the remodeling required concerns plumbing and electrical.

STAFF COMMENTS:

THRASHER: A local Building Permit will be required. All contractors working on the project must be listed on the permit application and registered with the City. Thrasher mentioned that a special exhaust system is required for a nail salon. Due to the requirement for the special exhaust system, the project will need to be submitted to the State of Indiana as part of the permit application process. Thrasher will require a set of existing floor plans for the space and a set of proposed floor plans. Signage will require a permit.

ON BEHALF OF TIM STITES, FIRE DEPARTMENT: The Fire Department follows all adopted codes, standards and rules of the Indiana Fire Prevention and Building Commission and 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. All contractors installing fire alarms, sprinkler systems, hood systems, etc. must contact the Fire Department prior to beginning work. Any questions concerning the fire safety components of the building should be directed to Tim Stites at 219-548-4849 or tstites@valpo.us.

GESKEY: Geskey is concerned with underground water and sewer going into the building. Geskey asked if there will be any changes to either the water or sewer. Purtha said no changes are being considered. Geskey conveyed that 2600 Roosevelt does not have backflow protection. Since the internal plumbing is being changed, it will be necessary to install backflow protection. The City contact for this will be Shaun Shifflett. Shifflett also wants to upgrade the meter and the MXU which is the reading device. There will be no charge for the upgrade. Contact information for Mr. Shifflett was provided.

LAIRD: Laird asked if any site work is being considered. Purtha said no exterior site work will be done. Laird indicated that Engineering has no comments on the project.

ZURBRIGGEN: No comments were provided.

FAHEL: The Water Reclamation Department is concerned with what is being discharged into sewer. Fahel said it will be necessary to submit a detailed plumbing plan. Providing a list of any chemicals that will be kept in bulk and a spill prevention plan will be necessary.

SCOTT: Scott said comments were covered by Fahel. Scott provided no other comments.

LEMMON: The property is zoned Commercial General (CG). A nail salon is considered a service use and is permitted in the Commercial General Zoning District. The allowance for signage is 3 sq. ft. of signage per lineal foot of building frontage. The plans submitted show the store front to be approximately 30 ft. This will equate to approximately 90 sq. ft. of allowable signage. Lemmon advised that after a discussion with Beth Shrader, Planning Director, the parking for this project is acceptable. Lemmon asked if they are considering any exterior façade improvements. Purtha said no improvements are being considered. Lemmon said if in the future exterior building improvements are considered, it will be necessary to refer to Article 11 of the Unified Development Ordinance.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Install Backflow Prevention (contact Shaun Shifflett)
Submit Detailed Plumbing Plan
Submit List of Chemicals
Submit Spill Prevention Plan
Submit Existing Floor Plans
Submit Proposed Floor Plans
State Design Release (exhaust system)
Building Permit
Contractors Registered with the City
Signage/Fencing Permit