

**MEETING:** Site Review Committee  
**SUBJECT:** Sweet-n-Smooth  
**ADDRESS:** 259 Indiana Ave, Suite C  
**PRELIMINARY SITE REVIEW**

**LOCATION:** Zoom  
**DATE:** January 13, 2022

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
(219) 462-1161 / [bshrader@valpo.us](mailto:bshrader@valpo.us)  
Carley Lemmon, Asst. Planner  
(219) 462-1161 / [clemmon@valpo.us](mailto:clemmon@valpo.us)  
Vicki Thrasher, Building Commissioner  
(219) 462-1161 / [vthrasher@valpo.us](mailto:vthrasher@valpo.us)  
Mike Jabo, Engineering Director  
(219) 462-1161 / [mjabo@valpo.us](mailto:mjabo@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)  
Nate McGinley, Water Dept.  
(219) 462-6174 / [nmcginley@valpo.us](mailto:nmcginley@valpo.us)  
Tony Fahel, Water Reclamation Dept.  
(219) 464-4973 / [tfahel@valpo.us](mailto:tfahel@valpo.us)

**PRESENTERS:**

Nick Alonso, Sweet-n-Smooth  
(219) 771-2549  
[alonso.nick13@gmail.com](mailto:alonso.nick13@gmail.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed smoothie shop to be located at 259 Indiana Avenue, Suite C. 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 space was previously office space. Alonso and Lopez want to turn the space into a smoothie shop. A three-compartment sink and hand sink will be added. There will not be any other construction.

**STAFF COMMENTS:**

**LAIRD:** Laird asked if any exterior site work (sidewalk, parking lot, etc.) is being proposed. Alonso stated the only exterior work will be the addition of signage. All other work will be interior. Laird presented no other comments.

**FAHEL:** Fahel asked about the food items they will be preparing. Alonso said the only food item they will be preparing is sugar-glazed fruit sprinkled with rock candy. The only food items they will have are Pop Tarts and Oreo cookies that are part of their shakes. Fahel asked if they were planning on installing a grease

trap. Alonso stated a grease trap will not be installed. They do not have any grease-related items on their menu. Fahel requested they complete a waiver for a grease trap. Fahel will provide the waiver for completion. Fahel requested submittal of a detailed plumbing plan.

**MCGINLEY:** McGinley is concerned with water and sanitary sewer services. There do not appear to be any changes to either the water service or sanitary sewer service for this project. Alonso confirmed there will not be any changes. McGinley presented no other comments.

**STITES:** All initial inspections required during the construction phase must be scheduled and coordinated with the Building Department. Once occupancy is issued, the facility will be subject to annual fire inspections. Stites asked if a fire alarm will be installed. Alonso stated there is a fire alarm integrated into the entire building.

**THRASHER:** Thrasher asked if they had already installed a sink. Alonso stated nothing has been installed. Thrasher asked about the total number of sinks being added to the space. They will be installing a 3-compartment sink and a hand sink. There is also a sink in the bathroom down the hall. Thrasher asked if the bathroom is in another suite. Alonso said none of the suites in the building have their own bathroom. There are two bathrooms upstairs and two bathrooms downstairs and they are shared. Thrasher asked if plumbing is being added to the bathroom. Alonso said plumbing is not being added to the bathroom. Thrasher asked if there are public restrooms in the building. Alonso confirmed that the restrooms are public. Thrasher advised that when they submit for the Building Permit it will be necessary to provide more than the plans submitted for site review. Thrasher will need to know the locations for the restrooms and how many suites are served by these restrooms to ensure that there is the proper number of restrooms to serve the area. For this use there is a requirement for a public restroom. A local Building Permit will be required. All work must be performed by contractors who are registered with the City. The contractors must be listed on the permit application. Thrasher conveyed that better drawings will be needed for the permit submittal. Thrasher needs to see more detail and better dimensions. The Building Department can work with them once they submit for permits. Signage will require a separate permit. It will be necessary to work with the Porter County Health Department to meet their requirements and get their approval before opening for business. Thrasher asked if this suite has a suite number attached to it. Alonso stated this is Suite C. Thrasher advised that the suite number will need to be included on the Building Permit application. Alonso mentioned they are required to have a mop sink. There is a mop sink in the janitor's closet in the hall. Alonso asked if the mop sink had to be in their suite, or could they use the sink in the janitor's closet? If necessary, they could

add the mop sink, but using the one down the hall would be easier. Thrasher said they will need to discuss this with the Health Department. This has to do with keeping the area clean. The mop sink is usually required to be in the suite. Thrasher cautioned that if the mop sink is added, it would be the third sink, and the project probably would have to be submitted to the State of Indiana for a Construction Design Release before a local permit could be issued.

**SHRADER:** Shrader asked about the previous use of this space. Alonso said it was an office space. Shrader stated that some coordination will be needed from the property owner. The property owner received a variance that was based on a certain mix of uses in the whole site. A restaurant has a much higher parking requirement than an office use. Shrader requested a parking calculation for their useable floor area; this calculation will not include restrooms, areas devoted exclusively to storage, mechanical rooms, basically any area where people cannot be. Shrader would like some sort of confirmation from the property owner concerning the useable square footage of the other spaces to confirm there is adequate parking for the area. Shrader asked about the type of volume they anticipate, and the approximate time people will stay. Alonso said the maximum time people will stay is 10-minutes. Alonso said this will be more of a grab and go shake shop. There will not be any sit-down area, other than the small lounge area which is actually more for appearance. Shrader asked how many people they will have seating for. Alonso reiterated there will not be any seating except for the couch.

**LEMMON:** This property is located in the Central Place Zoning District (CP). As previously mentioned, there were multiple variances granted for the site last summer under VAR21-022. A restaurant is a permitted use in the Central Place Zoning District. The signage allowance is one square foot of signage per lineal foot of building frontage. The building frontage for this project is approximately 23 ft., so there will be 23 ft. of allowable signage for the project. Lemmon asked about the type of signage they will be proposing. Alonso said the sign will be gold letters attached to a board similar to what is already there. Lemon asked if they intended any short-term pickup. It will be necessary to be mindful with the variance that was granted. Alonso stated they are not planning on short-term pickup.

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

More Detailed Plans and Dimensions  
Include Suite Number on Building Permit Application  
Building Permit  
Contractors Registered with the City  
Contact Porter County Health Department



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166 Lincolnway  
Valparaiso, IN 46383  
Phone: (219) 462-1161  
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[www.valpo.us](http://www.valpo.us)

Submit Detailed Internal Plumbing Plan  
Complete Waiver for Grease Trap  
Signage/Fencing Permit  
Submit Calculation for Useable Floor Area

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