

**MEETING:** Site Review Committee  
**SUBJECT:** Famous Athletics  
**ADDRESS:** 2650 Barley Road, Suite 150  
**PRELIMINARY SITE REVIEW**

**LOCATION:** Zoom  
**DATE:** January 6, 2022

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
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Vicki Thrasher, Building Commissioner  
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Bill Laird, Engineering Dept.  
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Mike Jessen, City Administrator  
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**PRESENTERS:**

Katie Kopf, Hoepfner, Wagner & Evans  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Famous Athletics to be located at 2650 Barley Road, Suite 150. 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:** Kopf explained that this project is located at 2650 Barley Road. There is currently a commercial building on the property, which the petitioners lease out to various tenants. The petitioners want to lease Suite 150 to Famous Athletics. The space will be used as a training center for a cheer team and dance instructions. Slack indicated that Famous Athletics will be leasing approximately 8,000 sq. ft. in the south 1/3 of the building. The drawings provided for site review show how Famous Athletics will be utilizing this space. On the east 50 ft. there will be the potential for a two-story buildout for studio, offices, restrooms, and a viewing mezzanine so that parents can overlook the activity mats shown. Everything west of the two-story buildout will be open

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warehouse space with mats on the floor for tumbling and dance. Along the west wall there is a loading dock, another exit man-door, and an overhead door. Shrader noted that it was important to bring this project to Site Review because it will be necessary to go before the Board of Zoning Appeals for a Use Variance. In terms of schedule, assuming the Use Variance is received, Shrader asked about their time line and when more detailed drawings will be available. Slack stated that drawings could be available within two weeks of receiving approval from the BZA. Shrader conveyed that the City and State review can run parallel.

#### **STAFF COMMENTS:**

**THRASHER:** A full set of plans must be submitted with the Building Permit application. The same set of plans will need to be sent to the State for plan review and to obtain a Construction Design Release. All contactors working on the project must be registered with the City and listed on the permit application before a permit can be issued. Any signage will require a separate permit. Any additional permits that may be required can be submitted with the Building Permit package.

**STITES:** Stites asked if the ceiling will be opened. Slack stated the two-story building will not be open. Everything else is sprinkled. The sprinkler system will be brought into the two-story buildout if that is required. Stites said this will be necessary. Stites stated that all fire protection contractors must contact him before beginning any work. All initial inspections required during the construction phase must be scheduled and coordinated with the Building Department. After occupancy is granted, the facility will be subject to annual fire inspections. Any questions concerning fire protection need to be directed to Stites. Contact information is shown on the first page.

**FAHEL:** Fahel asked if there will be any type of kitchen or food preparation. Slack said during the original sit-down and design this was not discussed. Slack does not believe their existing facility has a kitchen. However, if a kitchen is part of the project, they will make Fahel aware. Fahel stated that if there was any type of extensive food preparation Water Reclamation will want to know, but from the plans it does not appear that this will be happening. Fahel requested submittal of a detailed floor plan and an internal plumbing plan for the facility.

**MCGINLEY:** It appears the building is serviced by one domestic line for water and one single sanitary sewer. Will there be only one meter, or will the tenants have their own meter and separate service? Slack stated that it is the building as a whole and unless someone moves into the building and has a lot of water usage, they will continue with one meter. The bill will be split up based on square footage and usage. McGinley said since they will continue with the one meter, he has no other comments on this project.

**LAIRD:** Laird asked if there will be any changes or revisions to the site (parking lot, drive aisles, sidewalks). Slack indicated that this particular design does not require any site changes. Part of the Bluejay II conversation does incorporate some shared parking spots between Bluejay I and Bluejay II. Laird conveyed that since there is no associated site work for this project, Engineering has no comments.

**SHRADER:** Shrader mentioned that we are already ahead of the game in preparation for the January BZA meeting for the Use Variance. There were initial discussions to ensure that parking will be sufficient. Through conversations about Bluejay II and the subdivision, there is a parking analysis that seems to indicate that parking is sufficient. Parking will need to be checked each time a tenant comes in. The parking requirement for a service use is 2.5 spaces per 1,000 sq. ft. Useable floor space (not gross floor space) is used for the parking calculation. The required parking for this project is approximately 21 spaces. It will be appropriate in the future to use the shared use parking table for the mix of different uses, especially if there was more of a service use where hours would not align with other users that would be office and industrial. Shrader asked if there is any signage planned for this project. Slack said at this point he does not believe so. There is a specific template for the face of the building that he believes was previously approved. Shrader mentioned a Zoning Clearance will not be required. Planning will review the plan set provided to the Building Department.

**ISSUES TO BE RESOLVED:**

- Detailed Site Plan
- Submit Detailed Floor Plan
- Submit Internal Plumbing Plan
- State Design Release
- Building Permit
- Contractors Registered with the City
- Signage