

MEETING: Site Review Committee
SUBJECT: Washington Street Tap Room
ADDRESS: 11 Washington Street
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: January 27, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Carley Lemmon, Asst. Planner
(219) 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
Matt Zurbriggen, Engineering Dept.,
(219) 462-1161 / mzurbriggen@valpo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us
Mike Jessen, City Administrator
(219) 462-1161 / mjessen@valpo.us

PRESENTERS:

Barb Kehe, Ironwood Brewing
(219) 405-4644 / bjkehe@yahoo.com
Christopher Pearson,
Devils Trumpet Brewing
(815) 546-0634
DTBrewing@gmail.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Washington Street Tap Room to be located at 11 Washington Street. 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 a tap room and will be for beer only. Kehe mentioned that the project will have to meet City food requirements and they still need to meet with the Porter County Health Department. Kehe stated they plan to have 12 – 16 taps. There will be a cooler, but they have not decided what they want to do. They could use freezers or construct a cooler that will be a little bigger. There will be tables, chairs, and a bar. Lemmon asked there will be any interior changes to the building. Kehe said the interior is a large open space and a bar will be constructed on the wall

opposite the door. Some type of cooler will be placed behind the wall where the bar will be located.

STAFF COMMENTS:

LAIRD: Laird asked if any work is proposed outside the building (sidewalks, ADA ramps, parking). Kehe state no site work is being proposed. Laird presented no further comments.

MCGINLEY: It does not appear that the water service or sanitary sewer service to the building will be changing. Kehe said neither of these services to the building will be changing. However, it will be necessary to add a drain behind the bar. McGinley provided no other comments.

FAHEL: Fahel said the plumbing will be changed with the addition of a drain. Kehe stated the building owner is going to be installing the drain. Fahel asked whether this is a floor drain or a drain within the bar itself. Pearson said the drain will be for a sink. Fahel asked if they are brewing or just dispensing beer. Pearson indicated that there will not be any brewing. There will only be tap lines to serve the customers. Fahel asked if there will be any food preparation. Kehe stated they will meet the minimum requirements for the permit. They may have a small oven or microwave to heat frozen pizza. Fahel requested submittal of a plumbing plan to show where the drain will be, as well as any other plumbing that may be adjusted within the building.

STITES: All initial inspections required during the construction phase must be scheduled and coordinated with the Building Department. Stites stated if any fire protection work is being done, it will be necessary to have the fire protection contractors contact him before beginning work. After occupancy is granted, the facility will be subject to annual fire inspections. Stites cautioned that they be careful with what they are going to be cooking. Depending on what is being cooked, if the food emits grease laden vapors, a hood system may be required.

THRASHER: Thrasher asked about the previous use of the space. Kehe said it was used as a spa. Thrasher asked if there is an existing bathroom in the space. Kehe said there is an existing bathroom and the owner said there were no problems with approvals previously. Thrasher said she did not recall any project being presented to the City previously. Thrasher asked if the restroom is ADA compliant. Pearson said that it measures out to be ADA compliant. A grab bar will be added. Thrasher asked if they have talked to the Health Department. Kehe conveyed they have not yet talked to the Health Department but will be doing so. Thrasher said often times the Health Department requires a hand sink and a mop sink. It will be necessary to verify the number of sinks required by the Health Department. Thrasher said it will be necessary to ensure there is the correct amount of plumbing going into the area. If it is more than what is being shown, it may be possible the project will have to be sent to the State based on

the plumbing upgrades. If this work is being done by the owner, he will have to pull a permit for the work. The work must be done by a licensed plumber. A Building Permit will be required for any interior work they plan on doing. All contractors working on the project must be registered with the City. All work must be done by registered contractors. Any signage will require a separate permit.

SHRADER: Shrader said it will be helpful if they provide a copy of their menu once this has been decided. Food related has to do with how they will be classified and making sure all rules are being followed.

LEMMON: This project is located in the CBD (Central Business District) Zoning District. Lemmon asked if any exterior building work is being considered. Kehe said they plan on putting window stickers in the windows and will not even have a building sign. Lemmon advised that Section 5.310 refers to window signage and how much of the window can be covered with stickers. Lemmon cautioned that it cannot exceed more than 25% of the window area and it needs to be transparent to see through the window. Kehe asked if they use Simko Signs, will they be aware of the regulations. Lemmon confirmed Simko is aware of sign regulations. Lemmon conveyed that Section 5.303 discusses the requirements for signage in the Central Business District. Internally illuminated signage in the downtown area is prohibited. If future external improvements to the building are considered, it will be necessary to refer to Section 11.600 for the downtown design standards. Lemmon asked if they are considering outdoor dining/seating. Lemmon said with the ramp there is concern that there will not be enough space to meet the requirements. Kehe said they would have to use the area on the other side of the concrete barrier. Lemmon conveyed that she and Vicki Thrasher would have to look at this area to see if it can meet the requirement for space from the back of curb. Lemmon does not think there will be adequate space but will be happy to look.

JESSEN: Jessen asked if the tap room will be in addition to the existing space Kehe has on Roosevelt Road. Kehe clarified that this will be in addition to her Ironwood Brewing space. It is not an Ironwood Brewing venture. It is a totally new venture. Kehe plans on retaining her space on Roosevelt Road.

ISSUES TO BE RESOLVED:

- Building Permit
- Contractors Registered with the City
- Contact Porter County Health Department
- Submit Plumbing Plan Showing Drain and Any Other Plumbing Adjustments
- Signage/Fencing Permit
- Submit Food Menu