

MEETING: Site Review Committee
SUBJECT: Nutrition Lounge
ADDRESS: 1703 Calumet, Unit B
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: March 31, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Matt Zurbruggen, Engineering Dept.,
(219) 462-1161 / mzurbruggen@valapo.us
Nate McGinley, Water Dept.
(219) 462-6174 / nmcginley@valpo.us
Tony Fahel, Water Reclamation Dept.
(219) 464-4973 / tfahel@valpo.us

PRESENTERS:

Angel Rosado, Owner
(219) 617-9548 / nutritionloungevalpo@gail.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Nutrition Lounge to be located at 1703 Calumet Avenue, Unit B. 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 facility already has the electrical, plumbing and a restroom. The only thing they will be installing is the bar. There is a floor drain behind the juice bar.

STAFF COMMENTS:

FAHEL: The Water Reclamation Department is concerned with what is being discharged into the sanitary sewer. Fahel asked about the volume of fruit pulp produced for the shakes. Rosado stated they use frozen fruits and vegetables. Fresh fruit/vegetables are not used. Fahel said they will need to be careful about what goes down the floor drain. Rosado stated nothing will be done to the existing plumbing. Fahel said the building is unusual because of the way the 4-inch lines seem to come down and join with the unit next door. It appears the plumbing unifies before it goes to the sewer. This will make it difficult for Water Reclamation to assess compliance for this business individually. Given the type of product being produced hopefully this will not be an issue. Fahel conveyed this facility will be classified as a restaurant, and it will be necessary to go through the waiver process. Fahel will send the necessary instructions.

MCGINLEY: McGinley confirmed that there is one single sewer lateral that services the entire facility. Everything internal comes to one sewer lateral

discharge. McGinley stated that there is a one-inch water service and a one-inch meter feeding the entire facility. With the proposed restaurant, this juice bar, and the other tenants, as this builds out the one-inch service could become an issue for water demand. The one-inch service is not a major service for the facility. McGinley mentioned there is nothing to be done right now. McGinley just wanted to make them aware that if there is a demand issue in the future, it will be the owner's responsibility to coordinate with Valparaiso City Utilities to pay for an upsize service and upsize meter for the facility.

ZURBRIGGEN: Engineering is interested in any changes outside the building (i.e., sidewalks, parking lot). Rosado stated the only thing that will be added to the building will be their signage. Zurbruggen presented no other comments.

SHRADER: This facility is located in the Commercial General Zoning District, and it will be classified as a restaurant. Restaurants are a permitted use in the Commercial General Zoning District. For this area because there is a mix of uses in a strip commercial center, it is categorized as a shopping center for the purposes of parking calculations. Shrader said the owner's as-built plans included for the site review were very helpful. Based on the useable floor space shown in the drawings provided and using the 5 spaces per 1,000 sq. ft. of useable floor space required for a shopping center, there are 44 spaces required overall for the entire complex, and there are 47 spaces provided. It appears parking will be met. Shrader is aware that the landlord has some specific requirements for signage. In addition to whatever arrangements there are with the landlord, the signage will also need to meet the City sign standards. A Sign Permit is required. Shrader mentioned that channel letter, internally illuminated are permitted. The size of the sign is based on the lineal frontage of the building. The frontage is calculated along the public way. There are two public ways that this building fronts. The total amount of signage for the building must be shared among all the tenants. For the entire complex, there is 3 square feet allowed per lineal foot of frontage. Rosado can provide his calculations on the sign permit. Shrader said looking off an aerial, it appears there is 120 linear feet of building frontage (60 linear feet on each side, half on Calumet and half on Town & Country Road). A Zoning Clearance will not be required.

ON BEHALF OF VICKI THRASHER (BUILDING COMMISSIONER): What will the occupant load be for this facility? Thrasher indicated that two restrooms are required. A Construction Design Release from the State of Indiana is required prior to issuance of building permits. A local Building Permit will be required. All contractors working on this project must be registered with the City before permits can be issued. Approval from the Porter County Health Department is required. Any signage will require a separate permit. It will be necessary to submit detailed existing and proposed plans with the building permit

application. Any questions concerning these comments need to be directed to Thrasher at (219) 462-1161 or vthrasher@valpo.us.

ON BEHALF OF TIM STITES (FIRE DEPARTMENT): All inspections required during the construction phase must be scheduled and coordinated through the Building Department. After occupancy has been granted, the facility will be subject to annual fire inspections. Questions may be directed to Stites at (219) 462-8325 or tstites@valpo.us.

ISSUES TO BE RESOLVED:

Detailed Existing and Proposed Floor Plans
Provide Occupant Load
Two Bathrooms
State Design Release
Building Permit
Contractors Registered with the City
Contact Porter County Health Department
Signage/Fencing Permit
Waiver Process (Water Reclamation)