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Valparaiso, IN 46383
(219) 462-1161
Valpo.us

MEETING: Site Review Committee
SUBJECT: Lean Kitchen Company
ADDRESS: 1615 Calumet, Suite 400
PRELIMINARY SITE REVIEW

LOCATION: Zoom
DATE: October 27, 2022

IN ATTENDANCE:

Beth Shrader, Planning Director
(219) 462-1161 / bshrader@valpo.us
Jessica Gage, Associate Planner
(219) 462-1161 / jgage@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vtthrasher@valpo.us
Bill Laird, Engineering Department
(219) 462-1161 / blaird@valpo.us
Nate McGinley, VCS
(219) 462-6174 / nmcginley@valpo.us
Tony Fabel, VCS, Water Reclamation
(219) 464-4973 / tfabel@valpo.us
Hanna Seats, VCS
(219) 464-4973 / hseats@valpo.us

PRESENTERS:

Justin Skains, Lean Kitchen Co.
(219) 765-5792
jschererville@leankitchenco.com
Eric Miller
ericmiller13@gmail.com

The following is a summary of the discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Lean Kitchen Company to be located at 1615 Calumet, Suite 400. Shrader stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issue 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: Skains mentioned that they have a Lean Kitchen Company location in Schererville. The store front in Schererville also houses their commercial kitchen. They make prepared meals on site. The meals are housed in coolers and sold from the site. Lean Kitchen Company also sells nutritional supplements. The Valparaiso location at 1615 Calumet will serve as a store front only. No cooking will be done at this site. It will only be a retail store front to sell the prepared meals. There will be a row of coolers, shelving units, and various floor displays for nutritional supplements. The site as is actually pretty close to what they needed from a layout standpoint. No walls will be moved. They will be painting the ceiling and walls, attaching shelving to the walls, and have a point-of-sales display (L-shaped counter shown on plan). There will be some mobile retail displays. There will also be a microwave cabinet. All the rooms located at the back of the space will remain as they are. There is a small office, storage room with an existing laundry sink, a larger storage room, and a restroom. Shrader asked if there will be any seating or will customers pickup food and leave. Skains stated the option for purchase is grab-and-go. They will also do pickups so that customers can call in an order ahead and pick it up. They do deliveries from the Schererville location.

STAFF COMMENTS:

FAHEL: Fabel asked if the plumbing will be changed. Skains said nothing will be done to the plumbing. Fabel presented no comments of the project.

MCGINLEY: McGinley stated that since no changes are being made to the plumbing, he has no comments. McGinley mentioned that the Metering Department indicated that the facility will need backflow; however, there is one service and one meter that feeds the entire building and he is unsure if this

necessarily relates to this build-out.

LAIRD: Laird asked if any exterior work to sidewalks, approaches, etc. is being proposed. Skains conveyed no exterior work is being proposed. The only thing on the exterior that will be changed is the sign. Laird said Engineering has no comments of the project.

THRASHER: Thrasher said a microwave was mentioned earlier. Will food be heated? Skains said a customer will have the option to heat their food on site if they prefer to. Thrasher asked if they have worked with the Porter County Health Department. Skains stated he placed a call to the Health Department last week and he is still waiting on an informational packet they were supposed to email to him, but he still has not received the packet. He will be following up with them today. Thrasher said it will be necessary to get their approval. Thrasher said there may be a requirement for a hand sink. The added plumbing may require a permit. Thrasher asked if any electrical work will be required for the coolers. Miller stated that the coolers will run off the existing outlets. Thrasher conveyed it will depend on what the Health Department requires as to whether a Building Permit will be needed for the build-out. Once Skains has contacted the Health Department and gets their requirements, then Skains can contact Thrasher and they can work on the local permit that might be needed for the build-out. Any contractors working on the project must be registered with the City. Thrasher conveyed that the Sign Permit has been submitted. Shrader asked if a hand sink is required, will it change any of the requirements for Water Reclamation. Thrasher said if a triple compartment sink is required, be necessary to contact Water Reclamation. Thrasher will be main point of contact and will help them work through the other departments. Thrasher does not think the Fire Department has any comments on the build-out; however, the facility will be subject to annual fire inspections.

SHRADER: This use will be retail, a commercial use, which it was previously. So, there will be no change to the parking. The Sign Permit is already in progress.

GAGE: Gage said she has worked with their Sign Permit for the last couple of days. It looks good and she signed off on the permit. The building looks like it could be cleaned before the sign goes up. Gage understands the sign company has provided someone who will be able to do this.

ISSUES TO BE RESOLVED:

- Backflow Prevention (check with VCS Metering Department to see if necessary)
- Building Permit (if required after talking to Health Department)
- Contractors Registered with City
- Contact Porter County Health Department
- Signage Permit (in progress)