



MEETING: Site Review Committee
SUBJECT: Figure Eight Brewing
ADDRESS: 1555 Lincolnway

LOCATION: City Hall
DATE: June 30, 2009

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, City Planner	(219) 462-1161
Tyler Kent, Asst. City Planner	(219) 462-1161
Matt Kras, Storm Water Engineer	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Ron DeTorrice, Public Works Director	(219) 462-4612
Chuck McIntire, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161

PRESENTERS:

Tom & Lynn Uban, Figure Eight Brewing
219-242-2857 / info@figureeightbrewing.com
Jean w/Brent Wagner Architects
219-531-2468 / jean@brentwagnerarchitects.com
Todd Martin, Building Owner
219-405-8531 / smartin@yescorp.com
John Kickbush, Building Owner
lawnimages@verizon.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed micro brewery. Phillips 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.

Uban explained the small production facility is located in a building owned by Todd Martin and John Kickbush. Typically this facility will include the sale of self distributed kegs, bottles, etc. to stores. The sale of t-shirts and paraphernalia will be sold in a small retail area located in the front portion of the building. The establishment will also offer tours and samples. The brewery consists of a 7 barrel system therefore; approximately 350 to 700 barrels per year will be produced. The set up consists of a brewing area, brew kettle, mash tun, hot liquor tank, fermentation vessels, and a cold cellar room for storage and conditioning. Extra room is provided if additional fermentation vessels are needed in the future. Martin clarified that the brewery will occupy one unit.

McIntire stated that the water meters are already installed. Proper backflow protection directly after the meter is required. Any backflow comments can be directed to Shaun Shifflett at the Water Department. Martin said they will ensure that the correct device is installed however; Uban is responsible for the routine testing that's required.

DeTorrice expressed concern with the solid waste generated from the facility. Information was provided regarding the amount of fluid / waste produced in the brewery. Uban pointed out that the solid waste is primarily separated and the grains are placed into a separate bin. These grains are then used as feed on a farm. Uban further explained the necessary process regarding the solid waste. Each batch generates approximately 500 lbs. before brewing. The actual weight after brewing is unclear. DeTorrice stated that pursuing all recycling efforts is favorable.

Martin clarified to Burkman that there is 1 common sewer service and 5 separate water services. Uban commented that increasing the water meter size will not be necessary since the 1" line is sufficient.

Burkman stated he has no issues.

Uban said that tours will take place in the brewing area although, not during the actual brewing process. Because of the way the door swing is designed, Johnson stated that the walk in cooler should be off limits from the tours since it is not intended for public occupancy. Uban clarified that rather than a cooler, this is actually a cellar. Johnson said to contact the State of Indiana, Division of Boiler and Pressure Vessels, concerning any guidelines that may need to be followed. Uban said there isn't a boiler at the facility and a pressurized vessel is anything 15 PSI or higher, which eliminates his concern. Contacting the State is strongly advised by Johnson in order to ensure. Jean, with Brent Wagner Architects, clarified that the F.D. indicated in the site plan refers to floor drains. Uban explained that the retail area is separated from the brewing area with a half wall. The ceiling height is approximately 16' and this dividing wall is necessary in order to prohibit under age people from entering the brewing area. Johnson mentioned it seems as though there is a use and occupancy change since there is a business, and then a possible F1 usage which may require a fire rated wall. Jean commented that an F2, which is low hazard, is possible and that they will check into the separation issue. Johnson said a Knox Box is required since the facility will be monitored with an alarm system.

Phillips had prior conversation regarding the dumpster enclosure as well as site related issues. A total of 105 square feet of signage is allowed for the site. This includes both signage on the wall for the building itself as well as any monument style sign. Phillips pointed out that the parking has already been analyzed and there doesn't seem to be any major concern. When special events take place, the other on site uses are not likely to be in operation at that particular time. When scheduling special events, Phillips recommended keeping this in mind.

Kras is aware that other than signage, the work taking place is internal. Since the drainage and erosion control were handled during the site development, Kras had no comments.

Thrasher said a State Design Release is needed before a building permit can be issued for the unit. Uban clarified that the floor drains will go into the City sewer. Any signage will also require a permit.

Pilarski said the discharges from the facility are required to meet Chapter 52 of the City Municipal Code. Since additional information is needed in order to provide specific comments, completing and submitting the industrial wastewater discharge survey is necessary. Contact Pilarski with any questions regarding the survey.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Industrial Wastewater Discharge Survey
- Backflow Prevention
- Knox Box
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance