



MEETING: Site Review Committee
SUBJECT: Coco's Cabana / Dog Daycare
ADDRESS: 405 Elm Street

LOCATION: City Hall
DATE: November 17, 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
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Ron DeTorrice, Public Works Director (219) 462-4612

PRESENTERS:

Jen Ellingen, Excel Machine Technologies, Inc.
219-548-0708 / jellingen@excelmachine.com
Kathy DeFries, Excel Machine Technologies, Inc.
219-548-0708 / Kdefries@excelmachine.com

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 daycare facility for dogs. 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.

DeFries explained that Coco's is strictly an indoor dog park that allows clients to bring their dog in for the day. Hours of operation for the facility are 5:00 a.m. through 10:00 p.m. Monday through Friday. Weekend hours are 8:00 a.m. until 7:00 p.m. Dog kenneling or dogs staying overnight will not take place at this site. Clients are welcome to stay and play with their dogs at the facility. The concept is the same as Canine Country Club located on Sturdy and Division Roads.

Phillips is aware that a portion of the former Magnaquench building will be used for this property. Excel Machine is an existing business and will remain the same. There are some remaining unused areas of the building that are not part of this operation. Approximately 15,000 SF of the building will be in use for the operation of Coco's Canine Cabana.

Pilarski said his concern is what's being discharged into the sanitary sewer as well as the actual sanitary sewer lines within the facility. A copy of the Sewer Use Ordinance was distributed. Discharges from Coco's will need to meet the requirements in the Sewer Use Ordinance. Pilarski scheduled an inspection the following morning in order to check exactly what is being discharged into the sanitary sewer and the connection points into the City sanitary sewer.

Burkman inquired how noise issues and pet waste will be handled. DeFries explained the waste will be picked up, mopped, sanitized, and then placed into a dumpster. The building layout is beneficial for eliminating any noise issues. The west and north sides are the only areas that have an outside wall. The neighbors are primarily on the other side of Elm Street and the dogs will be on the opposite side. Construction of the building is also extremely sound. Ellingen doesn't anticipate it to be any louder than what was previously at this location or when the machines are running. It was confirmed to Burkman that there will be no outdoor access for the dogs and they will strictly be indoors. Burkman stated that a request for some drop off spaces on Elm Street was submitted to the Traffic and Safety Committee and will be discussed at the meeting. Obtaining an easement from Roger Gengo is anticipated since he owns the parking lot located on the east side of Morgan Blvd.

Kras is aware that no additions to the building will be taking place. Signage for the site is expected. Since the pet waste is taken care of internally and then disposed of into a dumpster, Kras didn't have any further comments.

Phillips pointed out that Jack Johnson and Vicki Thrasher are not present at this meeting however; they have previously met on site and have been discussing in detail what's needed in terms of fire protection and building code

issues with this project. Ellingen clarified that the dumpster is gated and located in the loading dock, between the buildings. This particular area is very distant from the residential section. Phillips said he too had met on site and discussed the necessary issues. A calculation for the parking was provided to Phillips. Obtaining an easement from Roger Gengo is strongly encouraged. Permitted drop off spaces on the street would be favorable. This project is scheduled to go before the BZA this evening in order to obtain a Use Variance. Kent commented that 1 person responded with possible issues regarding noise from the dogs. Ellingen stated they too have received calls from neighbors expressing concerns and she has made it clear that the dogs will strictly be indoors. Phillips said these issues can be addressed at the meeting.

McIntire is aware that water service for this site is being provided from the Excel Machine side and stated that service had once been available in that area however, it has been abandoned.

DeTorrice stated that solid waste services can be provided since this is a commercial business. Recycling services are also available and encouraged. Contacting the Public Works Department is necessary in order to receive a recycling container.

In reference to the building permit, Phillips said to contact Vicki Thrasher in order to ensure everything has been taken care of.

ISSUES TO BE RESOLVED:

- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Use Variance