



MEETING: Site Review Committee
SUBJECT: Remodel Project
ADDRESS: 707 Lincolnway

LOCATION: Wastewater Department
DATE: May 19, 2009

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Chuck Collins, Building Services (219) 362-2327
Mary Jane Thomas, City Planner (219) 362-2327
Jerry Jackson, Wastewater Director (219) 362-2354
Floyd Mrozinske, Fire Department (219) 362-3456
Rick Brown, MS4 Coordinator (219) 362-6633
Todd Taylor, Water Department (219) 326-9540
Matthew Amor, Wastewater Department (219) 362-2354

PRESENTERS:

Bill Sales
Matthew Collins 871-9264

Email addresses for the above City of LaPorte Departments can be found at: www.cityoflaporte.com.
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed Remodel — Existing Building at 707 Lincolnway. Collins 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 aside from what is spoken of today.

Sales stated his petition before the board. Sales stated that as of this time he is not sure what type of business will be housed inside and will notify the board as soon as that information becomes available. Everything is mint construction aside from the new roof, which was already put on and the existing sidewalls.

C. Collins asked what plans are for the exterior.

M. Collins stated he has submitted for windows and stuff like that, and they have a contractor in Plymouth that does the exterior wood windows for the front of the building. The back will be a vinyl clad antique looking window, original size, on the alley side of the building.

Amor stated that if the business space will be used as a restaurant or food service type industry the all the requirements for plumbing must be adhered to. A grease interceptor in a facility as old as this one will be difficult. Also if cooking a 1,000 gal. grease trap is required which if placed in the basement would be difficult to maintain and outside placement is preferred. If a sandwich shop an under the sink type of application may or may not be feasible. In the event the contractor wants to put in a sandwich shop Amor stated that he would have to advise for an acceptable setup.

Jackson stated that some of the buildings in that block share a common sewer that runs back toward Monroe Street. Jackson would like to investigate how the building receives sewer service to check the current sewer is competent for the building. Jackson stated the Wastewater Department could potentially trace the sewer line through a dye check application. Jackson stated he would like to correct the issues on that block. The current layout potentially has shared service.

Sales stated he is concerned regarding the courtyard located in back of the building because there are bricks falling off the large building on Cottington into the courtyard. Sales stated he would

like to clean up that courtyard possibly for outdoor seating and the falling bricks would likely be a safety hazard.

Thomas asked the status of the application from the design review committee for the back windows and if they were going to file it. Sales stated Patrick has it and he will follow up with him.

Taylor stated generally the Water Department does not have many issues but it is contingent upon the use of the building. Taylor stated that in new commercial a testable backflow-preventer with a double check assembly is required. An annual test by a certified tester is required annually. The test can be done through the Water Department.

Mrozinske questioned the proposed use of the basement. Sales said the basement would serve as utility use and storage space and would not have public access. Mrozinske requested Sales or his architect provide verification that a second exit from the upper level is not required. Sales stated the State allowed for a single exit from this level. Mrozinske suggested installing an alarm system that would provide early smoke detection and alerting to the building's occupants.

C. Collins stated that in this case he would like to have the architect email him the info regarding the second floor and calculations as well as the verification with the state. Collins stated that in the event the building is to be something other than what is classified as business occupancy, a second review is necessary.

Sales asked if a dumpster for debris from cleanup can be placed in front of the building as it would require two parking spaces.

C. Collins stated they would be required to go before the Board of Works for permission.

C. Collins adjourned the meeting.

Issues to be resolved:

- 1) Local Building Permit
- 2) Sign Permit
- 3) Verification from Architect that a second exit from the upper level is not required
- 4) Completed Application for Downtown Design Review Committee
- 5) Installation of a Testable Backflow Preventer