



**MEETING: Site Review Committee**  
**SUBJECT: Morgan Wyatt Express Carwash**  
**ADDRESS: 1706 Calumet Avenue**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: March 13, 2018**

**IN ATTENDANCE:**

|  |                |
|--|----------------|
| Tyler Kent, Planning Director                              | (219) 462-1161 |
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| Carley Lemmon  | (219) 462-1161 |
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| Tim Burkman, Engineering Director                          | (219) 462-1161 |
| <a href="mailto:tburkman@valpo.us">tburkman@valpo.us</a>   |                |
| Adam McAlpine, Engineering Dept.                           | (219) 462.1161 |
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| Yacoub Aljobeh, Water Reclamation                          | (219) 464-4973 |
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| Mark Geskey, Utilities                                     | (219) 462-6174 |
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**PRESENTERS:**

Leon Baine, Morgan Wyatt, LLC  
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 Alan Schneider, ARSA Associates  
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 Randy Travis  
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The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed Morgan Wyatt Express Carwash to be located at 1706 Calumet Avenue. Kent 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 project is an exterior express carwash. There will be three stack lanes and three pay stations. Cash or credit cards can be used at the pay stations. The computer system keeps the cars queued. From the queuing lane cars enter a fully automated-carwash. The vacuums are free and are a centralized system. The carwash takes approximately 10 minutes. The site plan shows the exact flow of traffic through the carwash. When exiting the carwash, it will be possible to go to the vacuum stations or leaving the site. This project will also include two pet wash rooms. There is designated parking for the pet wash rooms. Schneider mentioned they have worked with the City to ensure they meet the required standards. They are working on the landscape plan and civil engineering. These plans will be provided later.

**STAFF COMMENTS:**

**MCALPINE:** It appears the detention pond is a place holder. Schneider said there will be at-grade detention and there will underground storm water systems. This will be determined by the civil engineer. Schneider indicated they are leaving the back half of the property alone. The heavy north line is the approximate division between the two zoning districts. Their intent is not to go past this north line so they do not infringe upon the property, or have to deal with a buffer. Schneider said they have plenty of space to the west to accomplish what they want to do. They are trying to leave as much green space and trees as they can. McAlpine mentioned that the forest on the eastern portion of the parcel is very mature and any preservation that can be made to maintain the forest will be very welcome. McAlpine said the pond probably needs to be 2-1/2 times larger. This will be figured out when engineering is farther along. McAlpine asked why there are so many parking spaces. Schneider conveyed they are not parking spaces but vacuum spaces. There are

17 vacuum spaces facing south, 8 vacuum spaces facing north, 3 parking spaces for the pet wash, including one handicapped space and 3 parking spaces for employees, including one handicapped. McAlpine mentioned that from a storm water perspective, the less hard surface the better. Baine said they do not want to have cars waiting for the carwash backing up out into the street or blocking the entrance when the carwash is busy. Because the vacuums are free, when the weather is sunny and warm all the vacuum spaces will be filled. McAlpine requested some form of water quality measurement be put in place and suggested a hydro dynamic separator. This is a storm water chamber where water passes through with an area that will filter out pollutants. Referring to the City's Storm Water Technical Standards Manual for pipe sizing and site design issues will be necessary. Submittal of a site grading plan is required. McAlpine said it appears the land does pitch to the east; however, it also goes to the south and east. McAlpine asked if an accommodation or management will be made to get the water from the strip of grass on the south side to the pond. As it is now, it appears the water will just fall to the south and east. McAlpine suggested the outlet for the storm water be surface discharged because there is no pipe to connect to. The only that is available is on the far east side of the property and it is an old regulated drain of agricultural tile. McAlpine suggested the water be surface discharged into the wooded area; however, it will be necessary to follow the City's standards. The underground storm water systems may not be feasible.

**BURKMAN:** Burkman said the site plan shows provision for the dedication of right-of-way. Burkman provided copies of documentation indicating the requirement for two particular provisions in our Development Ordinance. When a permit is pulled it is necessary to dedicate right-of-way. The table shown in this documentation indicates the requirement for an 80-ft. right-of-way on Calumet Avenue (40-ft. on either side). Burkman conveyed a template can be provided for the right-of-way dedication. The second provision is the requirement for frontage improvements, i.e. curb and gutter and pathways. Burkman suggested they look at the Wendy's parcel to the south. Burkman said the City is slowly working to fill-in the segments with properties along Calumet for an 8-ft. pathway. Burkman mentioned that the City has over 20 miles of pathways and bike lanes. Submittal of a more detail site plan is necessary. The site plan needs to show dimensions, grades and utility connections. Burkman said consideration needs to be given to aligning their drive with the CVS drive. If this project is over one acre of disturbed area, a Rule 5 permit through the State is required. The Rule 5 covers erosion control storm water pollution prevention plan. A Site Permit will be required and covers work within right-of-way, local erosion control and sanitary sewer connections/improvements.

**ON BEHALF OF MCGINLEY (PUBLIC WORKS):** It will be necessary to contact the Public Works Department before starting any work in the right-of-way.

**ALJOBEH:** The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. The City requires a minimum 1,000-gallon oil, grease and sand interceptor or separator. Aljobeh provided specifications. Baine indicated there will be three 1,500-gallon interceptors/separators. Aljobeh indicated submittal of an internal plumbing plan showing the connections of the interceptors will be necessary.

**GESKEY:** Geskey conveyed there is a sanitary sewer going to this property. Hopefully, this will be large enough to be used. If it is not, they will have to connect out into Calumet Avenue. Geskey said there is a water service going to the property. It is either  $\frac{3}{4}$ " or 1". Geskey doubts this will be large enough. Geskey said a 2" will probably be needed. The water main is on the other side of Calumet in the road. Geskey does not know if this can be bored. This determination will need to be made later. Geskey will need to review a plan from the engineer. Geskey said he will be contact for the water. Contact information was provided. Backflow protection will be required. Burkman interjected that even if the existing sanitary sewer is used, if there is a change in the water meter size a Sanitary Sewer Permit will be required because of the change of use. The Sanitary Sewer Permit will be covered under the Site Permit. Providing the size of the water meter

will be necessary.

**ON BEHALF OF STITES (FIRE DEPARTMENT):** The City follows the 2014 Indiana Building and Fire Codes.

**ON BEHALF OF THRASHER (BUILDING COMMISSIONER):** A State Construction Design Release will be required prior to issuance of a Building Permit. A Building Permit will be required. A separate permit for signage will be required. All contractors working on the project must be registered with the City before the Building Permit can be issued.

**KENT:** This property is zoned Commercial General (CG). Kent mentioned that in an earlier email he advised a carwash is a limited use. Kent said it is his understanding that the spray dryer areas in the car wash will meet the noise requirements. Submitting information showing the spray dryers do not exceed the allowed decibels on the site will be necessary. A bufferyard must be included. Kent will review this once the landscape plan for the overall site is submitted. A Class D bufferyard is required. Submittal of detailed plan elevations on the service vacuum units and foundations will be required. The foundation materials must match the building materials of the primary structure. Baine confirmed the foundations will be the same materials as the building. Kent said a canopy over the vacuum units was mentioned. Is this canopy shown on the plans? Schneider said the canopy is not shown on the elevations. The canopy details need to be shown on the plans. Kent asked what color will be used for the canopy. Baine indicated the color being used is green. All the standard colors will be green and yellow. The dumpster enclosure materials must match the materials of the primary structure with a decorative fence on the front face with mandoor on the side for employee access. Referring to Section 2.406 for these standards will be necessary. The final plans must show the landscape ratio calculations. Kent indicated that 15% of the site needs to be green space. The gross floor area is .431 and the net floor area is .507. The side yard setbacks are 10-ft. and must equal 20-ft. The rear yard setback is 10-ft. The building height maximum is 35-ft. Kent mentioned there have been conversations concerning the directional signs. Kent said he will need to look into this issue further. Submittal of the complete sign package with the building elevations showing the sign locations on both the awnings and the building for review is necessary. Once these have been reviewed, comments will be provided. The requirement for parking is 2 spaces per single carwash auto-bay and 6 stacking spaces per bay, plus one drying space. There is a requirement for bicycle parking on the site. The calculation is 1 bicycle parking space for 10 vehicle spaces with a maximum of 10 bicycle spaces for the entire site. Either a wave rack or an inverted "U" rack can be used. The short-term parking must be located within 10-ft. of the principal entrance of the building. The racks must be fastened to the ground. The requirement for ADA parking is 1 space for each 25 vehicle parking spaces and at least one of these spaces must be van accessible. Pursuant to Section 9.501, submittal of a photometric plan detailing the maximum lumen is required. It cannot exceed 12 to 1 at the darkest point. Pursuant to Table 10.301, the landscaping requirement for Commercial General zoning is 9 large trees, 18 small trees and 50 shrubs per acre. The open space landscaping requirement is 10 large trees, 15 small trees and 40 shrubs per acre. Pursuant to Section 10.304, the requirement for parking lot landscaping is 1 large tree per 8 spaces and 1 shrub per 4 spaces. This landscaping will need to be included in the parking area. Schneider asked if there is a maximum number of spaces before an island? Kent said the maximum is 16 spaces. Referring to Section 10.304 for the parking lot landscaping is recommended. The width of the Class D bufferyard must be 40-ft. and must include 3 large trees, 6 small trees and 50 shrubs per 100 linear feet. Schneider asked if the wooded area is maintained could they just leave it. Kent conveyed it will be necessary to seek a variance from the Board of Zoning Appeals. A tree survey will be required and will need to include the diameter of the trees to ensure it meets the standards of the landscape plan. A 5-ft. tall berm is required within the landscape buffer. This property is located within the Calumet Avenue Corridor Overlay and there is a requirement for a 30-ft. setback. Within the 30-ft setback there is a requirement for 2 large trees, 1 evergreen tree, 2 ornamental trees, 3 large

shrubs and six small shrubs per 100 linear feet. All service areas must be screened with a dense planting of shrubs and evergreen trees. Screening the parking areas within 5-ft. with a buffer of shrubs at least 3-ft. tall maximum is necessary. The Calumet Avenue Overlay District requires a 6-ft. tall monument sign. Kent asked for the square footage of the structure. Schneider said it is approximately 5,000 sq. ft. Kent indicated that the standards for non-residential design need to be met. Referring to Article 11, Division 11.500 is necessary. There is a requirement for a bump-out of 2-ft. It appears this has been met. There are requirements for sconces, window displays, pilasters, columns, horizontal and vertical offsets. There is a requirement that the principal public entrance be within 15-ft. of the two frontages. Schneider said the pet washes are in front and that is the primary public entrance. The final plans need to identify all materials. Schneider said the building will be masonry. The carwash will have a pre-cast roof. Kent asked about the HVAC systems. Schneider said there will be unit heaters in the carwash bays. The back room will have unit heaters and exhaust fans. The pet washes and office areas will have small package units or split systems. Nothing will be visible from the street. Kent mentioned that canopies within the City are required to be either black or white. No other corporate colors are allowed. Kent said the poles need to be wrapped in a brick material to match the primary structure. The colors for the building must be earth-tone colors. A Zoning Clearance is required. Submittal of color building elevations will be required as part of the final submittal.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan (with tree survey)
- Frontage Improvements
- Site Grading Plan
- Erosion Control Plan
- Rule 5 Permit
- Right-of-Way Dedication
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Contact Public Works (Right-of-Way Work)
- Internal Plumbing Plan
- Water Meter Size
- Submit Detail Plan Elevations (Surface Vacuum Units and Foundations)
- Photometric Plan
- Color Building Elevations
- Zoning Clearance