

**MEETING:** Site Review Committee  
**SUBJECT:** Car Wash – Family Express  
**ADDRESS:** 2605 Calumet Avenue  
**PRELIMINARY SITE REVIEW**

**LOCATION:** City Hall  
**DATE:** May 26, 2020

**IN ATTENDANCE:**

Beth Shrader, Planning Director  
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Carley Lemmon, Asst. Planner  
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Vicki Thrasher, Building Commissioner  
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Mike Jabo, Engineering Director  
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Bill Laird, Engineering Dept.  
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Mark Geskey, Water Dept.  
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Mike Jessen, City Administrator  
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**PRESENTERS:**

Kevin Coros, McMahon Associates, Inc.  
(219) 263-6021 / [kmcoros@mcmgrp-in.com](mailto:kmcoros@mcmgrp-in.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed addition of a car wash to Family Express located at 2605 Calumet Avenue. Shrader 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 a car wash that will be an addition to the convenience store located at 2605 Calumet Avenue. Family Express always planned on a car wash at this location but wanted to wait until they knew there would be enough vehicular traffic present. Coros mentioned that updated plans were sent to Beth Shrader. Coros also provided the standard architectural layout for the car wash Family Express uses at all their sites. There is landscaping on the site that will be removed and replanted in the buffer areas as part of the landscaping. This will be a single-use car wash with an emergency exit taper lane. The proposed lane is wide enough to fit two cars in case one needs to do an emergency exit. The car wash will be located next to the pet

wash and the dumpster. Coros mentioned there is an existing cleanout at this location. The car wash will be tied into this with an oil/water separator. The water line will come from the water meter location within the existing building and then in and around to the back side of the car wash. Coros said the outlet that was left at the building was a 2" but the car wash only needs a 1-1/2". A reducer will have to be installed. The existing catch basins will be utilized as the primary source for capturing water. A swale has been built-in to help the water drain and then out and down to the existing south catch basin. There are some high point lines showing the break of water flowing out to the existing drive. The water will then flow to the catch basin. The water will be split between the two catch basins. All water will drain to the existing pond built for this site and sized appropriately to include the car wash. There will be silt fencing around any disturbed areas. There will be a stockpile area. Silt worms will be placed along the drainage swale area to help slow the water.

**STAFF COMMENTS:**

**SHRADER:** Shrader mentioned that excerpts from UDO that apply to this project were sent to Coros. A single-bay car wash as an accessory to a gas convenience mart is permitted where there is light automobile service already, as long as the activity constitutes less than 20% of total floor area. This calculation will need to be shown on the plans. The car wash must be comparable in design and materials to the gas convenience mart building. Shrader asked if there will be any outdoor portion to the facility. Coros said everything is contained within the unit of the car wash. The only exterior portion will be a touch pad to order the wash. Shrader mentioned that a Class B bufferyard will be required between the car wash and the public right-of-way on Vale Park. Coros asked if the bufferyard would go only across the frontage directly in front of these improvements. Shrader conveyed the bufferyard will be specifically for the new car wash area. If the bufferyard is placed up against the car wash area, we can work to ensure it is meeting the intent of the code while still providing for appropriate circulation, sight distance for the drives, etc. Shrader is aware trees will be removed and replanted. However, with the intensification with use of the site, the overall landscaping that needs to be met for the site needs to be taken as a whole. It may be necessary to recalculate the FAR and the landscape ratio. These calculations along with the calculations to ensure it is less than 20% of the total floor area will be important to show that the standards are being met. There is a parking requirement for the gas station as a whole. Shrader will need to check to see if additional parking spaces for the car wash will be required. Coros said initially there were 20 proposed parking stalls.

**LEMMON:** A Zoning Clearance will be required.

**LAIRD:** As mentioned earlier, the existing pond and storm sewers were originally sized to handle this additional impervious area. Laird said it will be necessary to provide these calculations. We need to verify that the pond was sized to include the storage volume from the additional impervious surface area and that the existing 12" storm sewers in the location were adequately sized to handle the additional run off. A Site Permit will be required.

**GESKEY:** Since the car wash will be coming off the existing building, the water needs to be tied in after backflow protection. The tap will go after the meter and backflow. Geskey is aware they will own the sewer from building to building, however, a cleanout 5 ft. off the original building is needed.

**FAHEL:** Fahel mentioned they have not had an opportunity to review the more detailed set of plans. Therefore, comments concerning these plans will be provided once the plans have been reviewed. Fahel said it will be necessary to provide the Safety Data Sheets for the main automotive cleaning chemicals in totes and 55-gallon drums (detergent, wax, etc.) being used at the facility.

**THRASHER:** Thrasher asked if the architectural plans provided represent the building that will be built. Coros said the plans may be altered slightly; however, this is the base unit Family Express uses for their car washes. Thrasher conveyed a Construction Design Release from the State of Indiana will be required. A Building Permit will be required. All contractors working on the project must be registered with the City. New signage will require a permit.

**ON BEHALF OF TIM STITES, FIRE DEPARTMENT:** The Fire Department follows all the adopted codes, standards and rules of the Indiana Fire Prevention and Building Commission, as well as all local ordinances that apply. All initial inspections required through the construction phase must be scheduled and coordinated through the Building Department. After occupancy has been issued, the facility will be subject to annual fire inspections. All contractors installing fire alarms and sprinkler systems, hood systems, etc., must contact the Fire Department prior to beginning work. Any questions concerning the fire safety components of the building should be directed to Tim Stites at 219-548-4849 or [tstites@valpo.us](mailto:tstites@valpo.us).

**JESSEN:** Jessen asked if there has been any further discussion concerning the remainder of the property at Viking Place. Coros said he does not have any additional information and doesn't know what has been planned. McMahon has been involved with conceptual work for some of the sites.

#### **ISSUES TO BE RESOLVED:**

Erosion Control Plan  
Detailed Site Plan  
Site Improvement Permit

Provide Calculations for Existing Pond and Storm Sewers  
Provide Safety Data Sheets  
State Design Release  
Building Permit  
Contractors Registered with the City  
Cleanout 5 ft. off Original Building  
Signage/Fencing Permit  
Zoning Clearance