



MEETING: Site Review Committee
SUBJECT: Luke Oil Car Wash
ADDRESS: NE Corner of Horseprairie & Rt. 30

LOCATION: City Hall
DATE: June 29, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Matt Kras, Storm water Engineer (219) 462-1161
 Daryl Brown, Water Department (219) 462-6174
 Jack Johnson, Fire Department (219) 462-8325
 Steve Martinson, Parks Department (219) 462-5144
 Dave Pilz, Engineering Director (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Ryan Richardson, Luke Oil
 (219) 712-0835
ryan@lukeoil.com
 Mike Zell, Luke Oil
 (219) 313-1509
mike@lukeoil.com

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of a car wash at the northeast corner of Horseprairie and Rt. 30. 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.

Richardson described the project as a stand-alone car wash. This plan is similar to a plan previously presented in Site Review in May 2005.

Kras explained that a drainage plan is needed showing how they will manage storm water from the site. There are depressed areas with green space which Kras suggested providing filtration and/or water quality improvements.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. In addition to the building permit, a fence permit and sign permit will be required. Richardson said that a monument style sign is planned for this project.

Kent mentioned that this project falls in the US 30 Overlay District and a 15' buffer is required along US30. Shrubs and flowers should be added to the buffer. A pathway is required. Payment maybe provided in-lieu of the pathway. Lot coverage must be calculated. The maximum allowed is 75% lot coverage. A 6' high monument style sign is required. Additional information is needed regarding the materials of the façade.

Pilarski asked for an updated sewer schematic that will show the entire site. Richardson provided the amendment to Pilarski.

Martinson stressed that this is an opportunity to dress-up the corner. Martinson provided a Preferred Plant List and a Do Not Plant List. According to the current plan, there were 3 items on

the plan that are listed on the Do Not Plant List. Martinson also offered his services as needed. Kent is to confirm if the landscaping is to go in the right-of-way or on the private property. Zell stated that they are in the process of applying to INDOT regarding drainage.

Johnson confirmed that the building is to have a fire alarm system. A Knox Box is required.

Brown clarified that they will not recycle the water. Backflow protection is required at the meter, at the by-pass, and on the irrigation system. There service will come off of Horseprairie.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)

- Erosion control plan

- Right-of-way

- Detailed Site Plan

- Sanitary/Sewer

- Backflow Prevention

- Site Improvement Permit

- State Design Release

- Building Permit for building and fence

- Sign Permit