

**MEETING: Site Review Committee**  
**SUBJECT: Ladybug Cleaners**  
**ADDRESS: 2504 Roosevelt Road**  
**PRELIMINARY SITE REVIEW**

**LOCATION: Zoom**  
**DATE: March 9, 2021**

**IN ATTENDANCE:**

Carley Lemmon, Asst. Planner  
(219) 462-1161 / [clemmon@valpo.us](mailto:clemmon@valpo.us)  
Vicki Thrasher, Building Commissioner  
(219) 462-1161 / [vthrasher@valpo.us](mailto:vthrasher@valpo.us)  
Bill Laird, Engineering Dept.  
(219) 462-1161 / [blaird@valpo.us](mailto:blaird@valpo.us)  
Matt Zurbriggen, Engineering Dept.,  
(219) 462-1161 / [mzurbriggen@valapo.us](mailto:mzurbriggen@valapo.us)  
Nate McGinley, Water Dept.  
(219) 462-6174 / [nmcginley@valpo.us](mailto:nmcginley@valpo.us)  
Tony Fahel, Water Reclamation Dept.  
(219) 464-4973 / [tfahel@valpo.us](mailto:tfahel@valpo.us)

**PRESENTERS:**

Logan Wuethrich, Ladybug Cleaners  
(219) 204-9593 / [logan.r.wuethrich@gmail](mailto:logan.r.wuethrich@gmail.com)

The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Ladybug Cleaners to be located at 2504 Roosevelt Road. 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:** Wuethrich mentioned that they have an existing business at 1607 Calumet Avenue next to Town and Country. They have been working on remediation for the past ten years with EnviroForensics. The soil is contaminated from chemicals used by the previous dry cleaner. These chemicals have been banned. The contamination was such that it requires and invasive cleanup on the property. They found the property at 2504 Roosevelt. They want to open a new laundromat and close the old facility. They will be using 2,500 to 2,800 sq. ft. for customers. The remaining space will be used for office and warehouse space. They will not be installing a dry cleaner. The facility will just be a laundromat. They are still in the due diligence process. Ladybug does not own the property. Purchase is contingent on obtaining necessary permits. Ladybug will be purchasing 2504 Roosevelt along with 2502

Roosevelt. There is also a property just to the south that they plan on purchasing.

**STAFF COMMENTS:**

**LAIRD:** Laird asked for clarification concerning the property to the south. Wuethrich said they plan to purchase this property. Laird asked if the property will be subdivided or just allow cross access. Wuethrich stated the intent now is just cross access. Laird said the plan shows the area being filled with gravel to allow for additional parking. Laird conveyed that the City requires hardscape, either asphalt or concrete. Wuethrich said the intent for this is to be able to get things back to the warehouse. The space is too tight to get a truck and trailer back there and it is more of a turnaround. There is no designated parking. All parking will be on the south side of the building or the north side of the lot. Wuethrich mentioned that he did go over some code with Beth Shrader. There is an allowance for gravel if **approved** by the Engineering Department. The intent is to gravel this area and then on Stage 2 get engineered drawings to know what the water shed will be to know what is needed for retention and then paving it if he decides to construct another building. Laird said research will be required concerning the gravel. If there is an increase in impervious surface, how will the additional stormwater runoff be mitigated or detained. Laird needs to see an overall grading design for the lot, calculations showing what the increase stormwater runoff may be, and how it will be detained. If anything is done on site with it, it will be necessary to provide calculations that benefit the size of whatever pond is adequate. The site plan needs to show dimensions for the parking stalls and dimensions for the drive aisle width to ensure they comply with City ordinances. If more than an acre of land is disturbed, the project will require an IDEM Rule 5 NOI. This addresses stormwater quality and quantity. A Site Permit, Right-of-Way Permit for any parking lot/driveway construction within the City right-of-way, and Sanitary Sewer Permit for any additional work within the building are required and available through the Engineering Department. Wuethrich asked if approval was given for the gravel, would he still need engineered drawings for the stormwater runoff. Laird reiterated that a grading plan will still be needed. Laird wants to see how the area where the gravel is intended will be graded and which direction it will be pitched. While gravel is not an impervious surface, it does lend itself to a slight increase in runoff. It will still allow the majority of the water to percolate into the soil. Laird wants at least a grading plan to know directions of runoff. If there is no additional impervious surface, it will be necessary to explore what, if anything, will be required as far as detention.

**ZURBRIGGEN:** The Engineering Department does not typically allow any type of gravel parking lots. Further discussions on this issue can take place as

required. Zurbruggen said it is good to see that they are moving up to a gravity sewer.

**MCGINLEY:** Collections and Distribution is mainly concerned with service for water and service for sanitary sewer. McGinley pointed out that they need to check invert grades on the sewer main to make sure there is enough fall. There are two manholes, one north and one south of the entrance for this site. Wuethrich said H&G lasered this out and there is enough fall. McGinley indicated the 6" gravity sewer needs to be SDR35 PVC. McGinley noted that they are upsizing from an existing 1" water service to a 2" water service. If this is the case, a new backflow will be necessary. The contact for the new backflow and any metering is Shaun Shifflett, Meter Department ([sshifflett@valpo.us](mailto:sshifflett@valpo.us)). The service connection inspections for the water and sewer need to go through Collections and Distribution. Mark Geskey will be the contact for costing and coordination for the water service connection to the main.

**FAHEL:** Water Reclamation is concerned with what goes into the sanitary sewer. Fahel asked for confirmation that no dry cleaning will be done on the premises. Wuethrich confirmed that no dry cleaning will be taking place on the premises. Fahel asked if any dry-cleaning chemicals will be stored on the premises. Wuethrich stated no dry-cleaning chemicals will be stored on the premises. They have moved the dry-cleaning operation offsite out of Valparaiso. Fahel asked for a list of any chemicals they will be storing in bulk greater than 5 gallons. Fahel asked for submittal of a detailed plumbing plan, a detailed floor plan, and the types of washing machines that will be used. Fahel said there should be no floor drains.

**THRASHER:** Thrasher asked if a right-of-way dedication is required. It appears the property lines go to the center of Roosevelt. Laird interjected that the Engineering Department will look into this issue, but if the property lines go to the center of Roosevelt, a right-of-way dedication will be required. Wuethrich stated the latest survey shows right-of-way to the curb. Thrasher indicated it will be necessary to ensure that this has been recorded and that the City has this information before permits can be issued. A Construction Design Release from the State of Indiana before the local building permit can be issued. Wuethrich questioned the need for the CDR. Thrasher conveyed that a CDR is required if more than 100 lineal feet of wall is added and the plumbing itself triggers the need for the CDR requirement. The plumbing does not exist in the building for the machines in the front. Anytime more than 5 drainage fixture units (this does not mean fixtures) the project needs to go down State. Wuethrich stated he is installing 90 ft. of wall. Thrasher the table in the plumbing code lists whatever the plumbing appliance is and what the drains are that serve the appliance. Thrasher recommended Wuethrich refer to the plumbing code. If this project is

over five (5) drainage fixtures, the project must be submitted to the State. All contractors must be registered with the City before permits can be issued. Permits will be required for signage. Thrasher asked for an explanation on the use of the warehouse. Wuethrich the warehouse space will be used for equipment storage, spare parts, water heaters, etc. Thrasher mentioned that the property to the south they are acquiring will require site review when they decide what they will be doing with the property. Demolition permits will be required if any structures on these properties are demolished prior to site review. The applications for Building Permits and the Site Permit can be submitted at any time.

**LEMMON:** This property is zoned CG (Commercial General). Service uses are permitted in the CG zoning district. Lemmon mentioned that plans show putting LED in the existing sign and requested some detail. Wuethrich said LED's will replace the lights currently in the sign and the panels will be replaced. No electrical wiring is being changed. Wuethrich state there will be no other construction done to the sign. Lemmon providing the number of washers being installed is necessary. Parking is based on the number of washers. For self-service laundry the parking requirement is 8 spaces per 10 washers and 1 space per 33,000 sq. ft. for loading. Lemmon asked if any exterior improvements are being planned. Wuethrich said there are lights hanging from the building and these will be removed. They also want to install building signs. They will be improving an area in front. The south side of the building will be resided. Lemmon mentioned it will be necessary to coordinate the exterior improvements with the Planning Department to ensure the materials and colors are permitted per the UDO. Lemmon said according to earlier comments there are no plans for the second property. Wuethrich confirmed there are no plans for the second property as this time. Wuethrich asked if another site review will be necessary. Lemmon stated a second site review is not required at the moment and suggested Wuethrich work with the individual departments concerning their requirements.

**ON BEHALF OF BRENT DICKSON (PUBLIC WORKS):** Is there any intent to install sidewalk in the front of the property? Wuethrich said this is not in the plans.

**ON BEHALF OF TIM STITES (FIRE DEPARTMENT):** The Fire Department follows all adopted codes, standards and rules of the Indiana Fire Prevention and Building Commission and 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, sprinkler systems, hood systems, etc. must contact the Fire Department prior to

beginning work. Any questions concerning the fire safety components for the building can be directed to Stites at [tstites@valpo.us](mailto:tstites@valpo.us) or 219-462-8325.

**ISSUES TO BE RESOLVED:**

Rule 5 Permit (if more than an acre is disturbed)

Gravel

Confirm Right-of Way Dedications

Right-of-Way Permit

Sanitary Sewer Permit

Overall Grading Design for the Lot

Stormwater Calculations

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Contractors Registered with the City

Signage/Fencing Permit

Check Inverts on Sewer Main

Detailed Plumbing Plan

Detailed Floor Plan

Provide Information on the Types of Washers (Make and Model)

List of Chemicals Stored in Bulk (greater than 5 gallons)

Provide the Number of Washers

Coordinate Building Materials and Colors with Planning Department