



MEETING: Site Review Committee
SUBJECT: Car Wash
ADDRESS: 1866 Morthland Drive

LOCATION: City Hall
DATE: May 6, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174

PRESENTERS:

Kent Pollack, Pollack Architectural Group
219-464-9398
kentp@pollackarchgroup.com

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed car wash located at Team Chevrolet. Phillips 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.

Pollack explained the GLR Group purchased the dealership approximately 5 years prior and has added several car washes to their additional dealerships. This particular car wash will be automatic, with a dryer, a mechanical room off to the side, and separate from the existing car dealership. The appearance of the car wash will coordinate with some of the colors on the dealership building. Rather than using the metal mansard, a pediment effect will be used in the front. The facility will not be manned however; there will be communication to the main building. The car wash will have an automatic ticket dispenser and operate 6 or 7 days of the week. Cutting into the asphalt as little as possible is preferred since the lot was recently resurfaced. The gas will be directional bored around the back and the electric will be directional bored as well. The existing used car building located back and around the corner will be removed. Thrasher added they have already received the permit for this. The conduits that run to that building will be reused for data communication therefore; some of the asphalt will need to be cut in this area. In order to tap into the sanitary sewer, breaking into the asphalt rather deep will be necessary. Other than the building footprint, it's probable this is the only asphalt that will be disturbed. The intention is to wrap this asphalt to sock regarding erosion control. A water line currently exists. Since US 30 is a signature road, plantings will be placed across the frontage road. In order for the cars to be viewed adequately, trees will be planted at the entrances. Landscaping will also be placed around the car wash itself. The building is masonry with a pre-cast cap on top of the roof as well as decorative pediments and EIFS work. The split face is an integrated coffee color with a limestone cap that extends approximately 4' upwards. An 8 X 16 hollow brick in an arctic white will be used to go up the remainder of the way. Above the windows, split face in the coffee color will be used as well. Around the building there will be cornice work and the roof will slope towards the west. Along with the front of the building, parapet will run all around the east side. A triple basin with a drain down the center will be placed and each pad will be heated to prevent freezing. Obtaining the State Design Release is still needed.

It was conveyed to Pilz that this facility is for public use. Promotional cards will be given away to certain customers for a specific day. Pilz said that since the building is separate, it will have a different address from the dealership in order to identify the facility for emergency services. When Pilz inquired if the system will recycle the water, Pollack said that customers find this unfavorable.

Thrasher stated the State Design Release is needed before permits can be issued. Any signage will require a permit as well.

Phillips said that he and Tyler Kent have had prior discussions with Pollack regarding this project. The facility will be open to the public during normal business hours. Cars will be used to block off portions of the sales lot however, a gate will remain open. Pollack mentioned the gate can be closed on weekends if needed. Phillips clarified the landscape plan will need to be reviewed and approved by Steve Martinson of the Parks Department.

Pilarski said their concern is what's being discharged into the sanitary sewer from the car wash. Any discharges need to meet Chapter 52 of the Valparaiso's Code of Ordinance. Copies of the needed site plan were given to Pilarski as this will need to be reviewed. The size of the triple basin separator is unknown and the City requires a 1,000 gallon minimum in size. Pilarski also stated a clean-out is needed from the triple basin separator to the sewer main for sampling and inspection purposes. Pollack added that a clean-out is located in the back. Pilz clarified there will be a sewer connection fee because it's an additional use and the difference will be calculated.

Brown said the 1" water supply is sufficient coming into the building. The existing line being tied into is also 1". Pollack added that the facility will not be metered separately. Pilz further stated that it will go into the main building first to a meter. Brown added since it's already metered the only requirement is backflow protection.

Johnson stated a Knox Box is necessary and information is available online with the Knox Box Corporation regarding this. Since the building is 56' long, fire extinguishers are needed in the mechanical room at each end or one at each exit is sufficient. Johnson advised the address be displayed on the building since it's separate from the dealership.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Detailed Site Plan
- Knox Box
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance