

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

Tuesday, June 22, 2021 6:00 P.M.

Northminster Presbyterian Church

Present: Karen Valiquett, Mark Demerly, Kathy Andry, Lynn Levy, Garrett Lawton, John Jackson, Chad Fallis, Tim Oprisu, Adam Hill, Summer Keown and Janine Lawton

Guests: Brandon Birnell, Walter Freihofer, Brian Tuohy, Loc Phan, Alan Hague, Sasha Milosavljevich, Peter Conway, Tom Healy

Committee chairperson, Karen Valiquett, called the meeting to order at 6:04 p.m. and committee introductions were made.

A motion to approve the minutes of the previous meeting was made by Mark Demerly and seconded by Adam Hill. Motion passed.

Meeting Notes: 6320 Ferguson St., Lou Malnati's Pizzeria – Mark Demerly, Brian Tuohy, Sasha Milosavljevich and Pete Conway with a preliminary presentation.

Mark Demerly and Brian Tuohy presented on behalf of Lou Malnati's. Sasha and Pete were introduced. Mark gave some background on the history of the parcel. This was rezoned to MU-2 with a variance for parking on site. They have sufficient parking per the variance.

Brian: Lou Malnati's has two stores in the Indianapolis area and plan to open the Broad Ripple location in October. They have not increased the size of the building. They'll have about 120 seats inside and 40 outside. They have an agreement to purchase this site from the man who was going to open Metazoa. This restaurant concept includes a lot of curbside delivery. The restaurant has a full menu. With the advent of curbside pick-up and other forms of delivery, they would like to get a special exception to build addition parking spaces on the site. Brian went over the site plan. They will have approximately 40 employees. They will be open 7 days a week from 11am-10pm.

Mark explained MU-2 allows the parking but there is an exception if it's the only thing on the site. They have not filed for a variance yet, but they plan to. The city doesn't want just a parking lot on that space. They tried to think about what would enhance the site and also provide something to the community. He explained the improvements made by The Coil and confirmed the property line. They don't want to tear up what's been done. They are proposing creating 17 parking spaces in the northern part of the lot. They have pulled the parking back because they are required by MU-2 for parking to not be within 25 feet of the right of way. They are proposing to allow for 17 feet to the right of way. This would give them 17 parking spaces, a landscape buffer along 63rd Place, and a pocket park for Broad Ripple on the southern part. He knows the Beautification Committee is looking for a location for a piece of art Penrod is potentially funding. There will be 8 standard parking spaces on the east side and 9 compact parking spaces on the west side. The southern part will be the public space and they will make a commitment to maintain that as well.

Kathy: How do you keep the general public from parking there and not going into the business? A: They will have signs posted because it is private property. They'll have to police it themselves.

Tim: Will there be spots dedicated for carryout only? A: Yes. The spots were shown on the site plan.

Adam: Have you spoken with the owners of The Coil? A: They have not. Adam said The Coil has spaces they are willing to lease. He said he brings it up because it's a garage that won't take up more square footage of dirt for parking.

Mark: Right now, they don't want to develop the air space above this but they might come back in to develop condos above the area in the future.

Karen: What is the total amount of spaces? A: 22 with the spaces on the front plus the 17 across the street. There will be 39 total and they need 37.

Adam: Will it be owned by the same entity? A: Yes

Karen: Is this going to be tied together or could you come back and develop that south lot without coming back for approvals? A: If they development it for an MU-2 use, with all of the development standards, they could do that.

Adam: There could be a commitment on it. Brian: The same organization that owns this will own the restaurant so they won't have any trouble making a commitment.

Karen: What are the hours of operation? A: 11am -10pm, 7days a week

Karen: Will you open up the parking to the public after you close? Brian: They don't see a reason to chain the lot.

John: Where will the lighting be placed on the site? Will there be screening from the canal esplanade to the parking? A: There would be some screening. They will come back with the lighting. It's a city requirement.

Chad: He's glad they integrated the buffer screening on 63rd Place. What would the pocket park look like?

Mark: They are looking for feedback tonight for the feature. It could be a water feature or a piece of art. It's in the early stage of development.

Lynn: What will your process be to make sure you are getting good public input? A: Mark is turning to Summer to get help with that. Mark asked Sasha to speak about their community programs.

Sasha: When they decided to come to Indy they didn't want to be known as the Chicago pizza place. He discussed the appeal of BR. They want to hire from the community and be part of the community. They do charitable events and look for opportunities where they can provide outreach to the community.

Lynn: The edge of the pavement on the southeast corner is close to the esplanade. Could you reduce the parking by a space and get more distance from the esplanade in that corner? Mark: 25 is what is per the code and they are asking for 17. What if they take that to 15 and pull it back another couple of feet? Lynn: She would like to see them sacrifice on the street side to get more on the esplanade side.

Lynn: With the little turnout, do you think a car can make the 3-point turn to make it out of the lot? If that has to be bigger, that's going to carve further into the park and she'd like to keep the buffer. Mark: They haven't met with staff yet. That 25' was trying to avoid having parking in front of the building. With MU-2 the building cannot be closer than 5' and not further than 20' from the right of way.

Brian: He'll have to check the BZA's schedule but they will try to file this petition in July. They would probably come back to LUD in August and then the hearing would be in September.

Mark asked the committee if they were ok with his team working with the Beautification Committee and Summer on this or would they like a special presentation with LUD as they develop this. Karen recommended getting Beautification involved and also anyone from LUD who would like to take this on as a special project and report back to LUD.

Karen asked for comments from the public.

Tom Healy: The community spent 30 years planning to have the canal esplanade landscaped and pretty. Having a parking lot about it is really not the best and highest use. He would support having the parking backing off a couple of spaces. He asked about bike parking and landscaping. A: Approximately 8 bike spaces are in the front. They don't have the landscaping information yet. Tom asked about drainage plans. Mark: They will be required to retain it. Tom: The landscaping that is there, will that be retained or removed? Brian: They will have to come up with a landscaping plan. Mark: Right now, they don't want to tear up all that The Coil did.

Lynn: Will they be able to move the utilities on the north side of the street? Mark showed which would be removed and put underground.

Tom: Part of the commitments Mr. Tuohy's client made when they got the original zoning on this property was that load-ins would occur in the parking lot and not on Ferguson and 63rd Place. He would like to hear the new owner make the same commitment. Sasha: They will load per the previous commitments.

Meeting Notes: 6255 College Ave., Eating Fresh – Loc Phan regarding a new alcohol permit application.

Loc (Ricky) Phan introduced himself. They plan to open an affordable, fine dining Vietnamese restaurant at 6255 College Avenue where Captain Sushi and Naked Chopsticks were located. They have applied for a beer and wine permit. The completed Good Neighbor Agreement and BRVA Questionnaire was submitted to the committee. Breakfast, lunch and dinner will be served. They will close early Sunday through Thursday, between 8-8:30pm and will be open until 11pm on Friday and Saturday. They will be open from 7am to 2-2:30pm for breakfast and lunch and reopen for dinner at 4:30 or 5pm until close. This is their first location but the food they will be serving is something he and his wife have mastered for some time. The food is BBQ style and is done with a down draft system.

Lynn: What is your timeline? A: They submitted the drawings to the city and hopefully they will get something back to them soon so they can open by November 1st. Lynn asked if they are making modifications to the building. A: They are making modifications inside and outside.

Mark: Is there a bar? A: There isn't a bar. The concept is a family gathering place. They may have some Japanese beer or Asian beer. They plan to seat 106 indoors and 60 outdoors.

Ricky asked about how to submit for the approval of the outdoor café. Mark: If any of it is in the public right of way, they'll have to apply for a sidewalk café permit from the city. Karen: You won't need to get approval from LUD but you could bring it to the committee for support. Mark: The Board of Health and the ATC will require the plans for approval.

Karen advised if he has any problems with the city or with getting the permits, he can come back to the committee for support and they can have a more formal meeting on that. She suggested he get to know Summer to help promote the grand opening.

With no further business on the agenda, Adam moved to adjourn the meeting. The motion was seconded by John. Meeting was adjourned at 6:53pm.