

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

June 23, 2026, 6:00 P.M.

Northminster Presbyterian Church

1660 Kessler Blvd. E. Drive

Present: Andrew Baldwin, Rebecca Dodge, Brian Gamache, Garrett Lawton, Sam Rogers, Karen Valiquett, Daisy Winkler, Mary Dicken and Emily Parkins

Guests: Jay Bade, Brad Bell, Todd Camecsll, Tess Dawson, Caitlin Everett, Mark Fontanna, Debbie Goldenstein, Alan Hague, Mona Hammill, Patrick Hannon, Dave Hughey, Jenny Jones, Mark Jones, Nicholas Lanzeth, Ben Leffers, Kim Leffers, Alice Mattingly, Rachel Molk, James Silver, Mary Silver, Adam Whitcraft, Hailey Whitcraft, Larissa Wolf

Sam Rogers, LUD Committee Chair, called the meeting to order at 6:03 p.m. Sam thanked the public for their attendance at the meeting. The committee members were also introduced.

Sam announced that earlier in the day, the developers for the Flanner Buchanan site decided to delay their case until the July meeting for two reasons: 1.) they have additional time before they need to present their case before the city and 2.) to collect additional feedback from the community and address the input they have received thus far. Sam apologized if the word did not get out to all guests prior to the meeting but indicated the committee would love to have the public stay to hear and provide input on the other case on the agenda for the evening.

Sam referred to the mission statement and objectives of the Land Use and Development Committee (LUD) and shared that printed copies of this information are available at the table at the front of the room. Sam also shared that comment sheets are available at the table for community members that do not wish to speak but still want to provide feedback.

Sam requested a motion for approval of the April 2026 meeting minutes. Andrew made a motion to approve the April 2026 minutes. Rebecca seconded. The April 2026 minutes were approved unanimously.

Sam noted that there is one presentation on the agenda for the evening and a vote is expected. Sam reminded the room that petitioners will have ten minutes to present, followed by questions and commentary from the LUD Committee. Lastly, each member of the public that wishes to speak will have three minutes to do so.

921 East 66th Street/6568 Cornell Avenue - KMK Cornell LLC: Joe Calderon presenting on an application for a Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for the expansion of an existing daycare/preschool with 31% building transparency on the west façade (40% transparency required), a zero to six-foot west transitional yard (15 foot west

transitional yard required), with no interior parking lot landscaping (interior parking lot landscaping required for parking lots with 15 or more spaces), a 22-foot wide drive aisle (23-foot wide drive aisle required), without the installation of a public sidewalk along East 66th Street or payment into the sidewalk fund (public sidewalks are required along the entire frontage of abutting public rights-of-way), with a five-foot front setback for existing and proposed parking from 66th Street (25 feet minimum required), a 102-foot wide parking lot (limited to 40% of lot width or 41 feet), 21 parking spaces (23 parking spaces required), with 21 parking spaces at 8' 6" (maximum of 7 parking spaces can be sized for small cars), and with parking in portions of the west transitional yard (not permitted).

Case Number: 2026-DV2-017 – Hearing scheduled for July 14, 2026

Joe Calderon introduced himself as a representative for KMK Cornell which is the property owner of 921 East 66th St. Joe also introduced Mark Jones as one of the operators of The Sapling School. Joe shared that The Sapling School is expanding onto the Cornell Avenue property. Joe mentioned that there was an old house that came down, and last year the Cornell Avenue property was rezoned to MU-2 to match the zoning of the property on East 66th Street. Joe indicated that they originally came before the LUD in 2021 for the original conversion of the building for The Sapling School and rezoned to MU-2 at that time. During this time, they obtained several variances including variances for the parking lot and a few other encroachment things that were existing conditions at the time. During the rezone last year, when the architect came up with the final plans for permitting, they received a review letter from the Department of Business and Neighborhood Services. Additionally, Joe mentioned that between 2021 and today, the Transit-Oriented Development (TOD) is now applicable, leading to additional layers of approvals. Joe pointed out several street photos in the materials distributed to the committee which illustrate the existing conditions. It is Joe's understanding they have never received complaints regarding anything that is happening at The Sapling School. Nevertheless, Joe is seeking several variances on behalf of KMK Cornell as listed in the materials. Essentially, they are proposing to continue the exact same thing they did in 2021. Joe highlighted the current parking and the variances requested and noted that they are trying to reestablish the parking spaces that match the existing ones for 66th Street. Joe indicated they were flagged for a sidewalk requirement along 66th but there is currently a sidewalk along Cornell. Joe shared that the sidewalk was discussed back in 2021 and there are several utility poles that are running along the sidewalk. In talking with Mark, the property owners are trying to figure out a way to put a sidewalk into this space, even though the space is very tight. Joe informed the committee that in 2021 the LUD accepted the fact that a sidewalk was not feasible in this space, but they are revisiting this. Joe mentioned they were also flagged for a couple things relative to parking lot landscaping, sharing that there isn't any landscaping right now. Additionally, Joe noted that for the building itself, there is slightly less than the 40% transparency required, but the architect is working to fix this. Joe confirmed that everything is being done to match what is in place today at the existing property. Finally, Joe shared that they are adding classroom space to the north and the floor plan has been included. Joe informed the committee that the city staff is recommending approval of everything except the sidewalk.

Andrew stated he's glad to see the continued investment in this project. Andrew asked Joe to help him understand the sidewalk component. Joe noted that, generally speaking, there is a portion of the zoning ordinance that requires perimeter sidewalks to be included with any improvement permit where sidewalks don't exist. Joe mentioned an exception to that rule when there are existing conditions that preclude practically being able to include a sidewalk. Joe shared that the owners escaped that level of scrutiny because they were occupying an existing building, but it was flagged this year as they are adding to a new section of the building. Andrew asked Joe to confirm that the current preference is to contribute to the sidewalk fund. Joe mentioned that this option is very expensive and they are entertaining the addition of the sidewalk as an alternative to a fund contribution. As a part of their considerations for the sidewalk, they are reviewing information regarding setbacks and removal of a fence, among other things. Ultimately, they would love to put a sidewalk in. Andrew confirmed the addition of a sidewalk is preferred over a contribution to the sidewalk fund.

Rebecca echoed the sentiments about the sidewalk and emphasized it is great what they are doing for the community. Rebecca asked if there would be any changes to the logistics and drop off plan. Mark mentioned that parents are dropping off children as early as 7:30 a.m. and as late as 9:30 a.m. so generally there isn't a specific time where there is a large rush of people. Mark noted that pickup is the same way, with pick up ranging from 3 p.m. to 6 p.m. Given that, there are no plans to reroute drop off and pickup.

Garrett asked for confirmation that the petitioners are asking for a waiver of the sidewalk requirement but they will still voluntarily pursue one. Joe indicated that they filed this request with the city back in April and since that time, they've had conversations with the city planner about the possibility of adding a sidewalk.

Karen also commented on the sidewalk. Karen noted it would be great to add the sidewalk but agreed that there is not a lot of space available to make this change. Joe emphasized they want to do the right thing but they just need to figure out how to go about it. Karen underlined it would be great to see connectivity via a new sidewalk.

Daisy echoed the comments on the sidewalk. Daisy also introduced the landscaping in the parking lot and asked if there was a reason the petitioners could not add landscaping to the parking lot. It was mentioned that this was a matter of space and added landscaping would take away the number of parking spaces. The group was informed there is pretty good landscaping and a tree line along the west property line and on the perimeter. It was also noted that the parking lot there today has the same conditions that were there in 2021.

Garrett asked how many teachers there were. Mark confirmed there are 20 teachers. Garrett asked if the parking would be sufficient for them. Mark shared that the teachers all arrive around 7:30 a.m. and generally park in the spots along Cornell. Mark confirmed that there have been no issues with this from the neighbors.

Sam questioned how many students attend the school. Mark confirmed there are currently 60 students. With the expansion, they expect the number to grow to 110 with the expansion. Mark reemphasized that there are no concerns with circulation and traffic given the addition of these students. Sam requested increased landscaping around the building given the inability to do anything else in the parking lot. Mark explained the property is heavily landscaped around the building with trees. Mark mentioned they even brought in an organization that designs natural playscapes which they've implemented. Sam also asked that the petitioners take the LUD through the overall process of what is happening with this project and request. Joe explained that last year, when Mark and his family had the opportunity to buy the Cornell property, they rezoned this property. Joe explained that there are certain zoning categories that allow for certain uses. At that time, it was rezoned to MU-2, which matches the original zoning of The Sapling School. When they filed for permitting, they received a review letter from the city of Indianapolis, specifically, the Department of Business and Neighborhood Services, with a lot of feedback and commentary about the project. The petitioners went through and made a lot of updates, filing a revised plan, but there was still a list of items that needed attention. Now, they are filing an application seeking relief from some of those requirements. Ultimately, the list of variances will be processed by the city. Joe was assigned a case number and a position to be heard by the Board of Zoning Appeals through the city. Approximately three weeks prior to the hearing, notices are distributed and information is posted on site at the property to alert the public that this is happening. This provides an opportunity for the public to participate however they choose. Joe explained the potential outcomes of the process and ultimately, a recommendation will be given to the Board of Zoning Appeals. The Board will have the final say. Joe underlined that his job is to present the case on behalf of the property owners.

Caitlin Everett spoke as a member of the community who has lived in the area for seven years. Caitlin shared that the main reason she lives in Broad Ripple is the walkability of the community. She emphasized that she would love to see a sidewalk added to this property. Caitlin indicated that Broad Ripple is lacking in sidewalks in so many areas. She also expressed concern about the number of parking spaces they are planning to build because it is in the TOD zone. Caitlin believes the priority should be walkability and transit. Joe emphasized they are not overparked by any stretch and thanked Caitlin for her sidewalk comments. Mark mentioned that there are 15 parking spaces right now and reminded the community that this expansion allows The Sapling School to bring all their operations under one roof. Mark agreed that walkability is critical and that The Sapling School staff takes children on walking field trips every day.

Ben Leffers asked if that specific block of 66th Street has any other sidewalks. It was confirmed there are no sidewalks at this time. Ben asked, if the petitioners put in a sidewalk, is there a way to compel the other business and property owners on that block to also put in sidewalks. Ben emphasized that pedestrians belong in the street as much as cars do especially given the proximity of the Monon and the desire to access the Monon from the neighborhood.

Larissa Wolf introduced herself as a neighbor that lives on Indianola. She shared that the only thing that put up a red flag for her as a community member was the employee use of street and residential parking. Larissa indicated it would be ideal if the employees had a place to park other than free parking on the street that is reserved for community members, especially for people who are attempting to come to businesses in the village. Anything that can be done to open up free parking for the community is a benefit. Larissa encouraged the petitioners to think creatively about where to put employees to keep streets open and free moving. Mark responded that right now, teachers park in parking slots along Ferguson adjacent to the Monon. Sam asked that, once they get to 21 parking spaces, will employees park there. Mark noted that they will park there, and on street spaces adjacent to the property.

David Hughey expressed that parking is a real issue and its not sustainable to have employees parking on the street. David also mentioned the transients that are setting up on the street in the area. David underlined that parking will be a real problem right there.

Sam requested any additional questions from the community or committee. Karen asked for confirmation that the LUD is voting on whether to support the list of variances. Sam confirmed but mentioned there will be commentary on the sidewalk.

The committee confirmed a commitment from the petitioners as a part of the approval – either adding a sidewalk or committing to a contribution toward the sidewalk fund.

Karen moves to recommend support for the project and requested variances as listed with the addition of a commitment to construct a sidewalk in the area, if possible, or contribute to the sidewalk fund in lieu of a sidewalk if the addition of a sidewalk is not possible. Andrew seconded the motion. The motion was approved unanimously.

Sam reminded the room of the next LUD meeting, scheduled for July 28.

The meeting was adjourned at 6:43 p.m.