

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
October 26, 2021 6:00 P.M.
Northminster Presbyterian Church

Present: Tim Oprisu, Kathy Andry, Adam Hill, Andrew Baldwin, Lynn Levy (by phone), Karen Valiquett, Daisy Winkler, Chad Fallis, Mark Demerly, Garrett Lawton, Bo Boroski, Kent Springer and Janine Lawton

Guests: Sue Huffer, Steve Huffer, Alan Hague and Russell Brown

Committee chairperson, Karen Valiquett, called the meeting to order at 6:01 p.m. and committee introductions were made.

A correction was made to the minutes of the September 2021 meeting. A motion to approve the corrected minutes of the previous meeting was made by Mark and seconded by Chad. Motion passed.

Meeting Notes: 1919 Broad Ripple Avenue, Mybroadripplerental, Inc. – Russell Brown with a presentation and request for a vote on a petition filed for a Variance of Use of the Consolidated Zoning and Subdivision Ordinance, to provide for a professional office use. Case #2021-UV1-031 – Hearing Date: November 2, 2021

Russell Brown shared several images of the property and the Plan of Operation for the business. He explained the owners of this property, Steve and Sue Huffer, own properties throughout the village. Steve is an attorney and wants to move his practice into this building. This building has been utilized commercially in past years. They have rented it out for residential use until recently. They've made a lot of exterior changes. The front is already paved. There are several commercial properties in this area, on both the north and south sides of Broad Ripple Ave. There is a large garage on the property. Russell pointed out the improvements they've made and discussed the Plan of Operation, which has been filed and is on the record with the variance petition. Steve's practice doesn't require a lot of clients on site. The parking is mostly for employee use. They can use the oversized garage for additional parking if needed. There are no planned exterior changes and no exterior signage. Russell shared that the city staff requested they transition this from a variance of use request to a rezoning request. This would create a large number of requirements that they would have to adhere to and variances they would have to seek. Many of those would go away if all of the properties around them are zoned commercially.

Karen clarified with Russell that the property is currently zoned D5 and all of the businesses around it are also D5. Karen agreed it's a lot to ask one property owner to lead the effort for a rezoning of the area.

Mark asked why they are seeking a variance for a professional use instead of law office use. Russell explained it wouldn't limit it for future uses.

Karen asked if the variance carries with the property. Russell said it would.

Adam commented that it's better to grant the variance than to rezone.

Russell pointed out that per the Plan of Operation, they would be limited to the use listed in the plan and the number of employees indicated.

Adam asked why they wouldn't want to ask for more employees in case they want to expand. Steve Huffer indicated the business is adequate with the number they have now and the size of the building doesn't really allow for more.

Lynn asked if the committee needs to be concerned about what happens to the property after the business owner retires. Sue Huffer added that they could return it to residential use after Steve retires. Steve said he has an attorney on staff who might want to take the firm over after he retires.

Adam moved to support the variance petition. Mark seconded. Motion passed unanimously. The meeting was adjourned at 6:20pm.