

**BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**  
**October 25th, 2022, 6:00 P.M.**  
**Northminster Presbyterian Church**  
**1660 Kessler Blvd. E. Drive**

**Present:** Daisy Winkler, Andrew Baldwin, John Jackson, Chad Fallis, Karen Valiquett, Mark Demerly, Tim Oprisu, Matt Hornyak, Garrett Lawton, Jordan Dillon and Kristen Kraus

**Guests:** Anthony Bellamy, Alan Hague, Joe Calderon, Chris Anderson, Chantharat Pearson and Erica Andreae

Karen Valiquette called the meeting to order at 6:02pm. She explained the objectives of the Land Use & Development Committee and the committee members were introduced.

Karen asked if there is a motion to approve the minutes from the prior September 27, 2022 meeting. Mark made a motion to approve, Andrew seconded. The minutes were approved.

**1041 Broad Ripple Ave (Thai Cafe Cuisine) - A representative from Thai Cafe Cuisine will be appearing to introduce themselves to the committee. They have applied for a two-way liquor license. Hearing Date: November 7th, 2022**

Karen called up the representatives for Thai Cafe Cuisine.

Karen - You are here, in the introduction, you have applied for a two-way liquor license? The gentleman answered yes.

Karen - We would love to hear about Thai Cafe Cuisine and what your plan is.

Thai Cafe representative - Basically just get a liquor license, that way we can bring in a little bit more business. People like to have nice dinners with maybe a nice glass of chardonnay with it. She's only been in the restaurant business. We had a restaurant in Carmel, they are getting ready to tear down the building and put a parking lot, so we can't stay there anymore. Restaurant has been there about twenty years. An old family friend of ours, she wanted to retire and knew that we were looking for another restaurant. So they decided it was time to move from Carmel and into Broad Ripple.

Karen - Well we're very happy to have you. So 1041 Broad Ripple Ave, are you open yet?

Thai Cafe representative, Chantharat Pearson - We are open, but we don't sell any alcohol yet, not until the license is officially done.

Karen - I've eaten at your Carmel restaurant. Same menu and everything?

Thai Cafe representative - Yes, same menu.

Karen - Are there any questions or comments from the committee?

Jordan - What's the Carmel restaurant?

Thai Cafe representative, Chantharat Pearson - It's called Thai Castle Restaurant.

Jordan - Oh, I know where that is. They're tearing down that building? Huh, interesting.

Mark - Are they selling it (the license) to you?

Thai Cafe representative - Yeah, we bought it from them.

Mark - I mean, are you buying their license?

Thai Cafe representative, Chantharat Pearson - It has to be transferred.

Chad - I like Thai food and I like wine.

Thai Cafe representative, Chantharat Pearson - Then you should go there. You will like my mom's food.

Daisy - Just beer and wine?

Thai Cafe representative, Chantharat Pearson - Just beer and wine.

Karen - How late are you open?

Thai Cafe representative - 9 o'clock, everyday.

Mark - Will you be open at lunch time?

Thai Cafe representative, Chantharat Pearson - Yes, we do have lunch

Chad - Can I get beer or wine at lunch?

Thai Cafe representative, Chantharat Pearson - Yes, after we get our license.

Mark - Will this be your only restaurant?

Thai Cafe representative, Chantharat Pearson - Yes.

Mark - Welcome to the village.

Karen - We do not take an official vote on liquor license, uh we do have a Good Neighbor Agreement. Have you guys seen that? It's kind of like a contract with the community and the neighborhood on our standards of behavior for businesses in the area.

Jordan - What you're expected to do. Cleaning your sidewalk off. Snow removal. Being good neighbor to everybody around you.

Karen - So we do ask anytime anybody applies for a liquor license, they take a look at that and sign it. Um, if you aren't members of the BRVA yet, you should join. If there's nothing else, I think that's all we have for you now. Really appreciate you coming down here.

**6331 Carrollton Avenue (Gild+Theory Jewelry Shop) - Joseph Calderon, representing Cordillera, LLC d/b/a Gild Theory, will be appearing with a presentation on the petition filed for a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a jewelry store or yoga studio as a primary use (only permitted as accessory uses). Case #: 2022-UVI-039, Hearing Date: November 1st, 2022**

Karen - Next on the agenda is 6331 Carrollton Ave, Gild + Theory Jewelry Shop.

Joe Calderon - Joe Calderon. Good to see you guys again. Erica and Morgan Andreae are here with me today. They are trying to open up a new business. They thought they were gonna be open by now, but they got flagged when they went in for a sign permit. It's one of those weird anomalies in our ordinance, where it's zoned MU-1 so you think it's mixed use, why wouldn't you have retail? Well MU-1 is the one district that I try to avoid like the plague. The reason being, is that retail restaurants and certain things like that have to be accessory use. It's just not written right. It's a carry over the old C-2. So um, because her business is like general retail we have to seek a use variance. No changes to the building. She'll operate the boutique in the front building. She'll do the repair in the back building. She'll have a little sign up front. That's the only change you'll notice. It's been in existence for some time and staff is recommending approval. This case does come up next Tuesday the 1st. We hope that with your support, we'll be on the expedited list. Is there anything you'd like to add, Erica?

Erica Andreae (owner) - Um, I hope to add to the Broad Ripple community by providing jobs and hopefully also a place to shop.

Karen - So just to be clear, you are asking for a vote today on the variance, so not a rezone?

Joe - Correct. We have talked, after all of this is over, about perhaps seeking an MU-2 district because it frankly gives a little more flexibility as an exit strategy because that building is not big enough for MU-1. MU-1 is what you would think about as a tall apartment tower with a cafe in the bottom. It's within a large MU-1 district, I think if we decide to do that, we'll let you know. We want to get this first so we can get open and operating and start getting involved with the community.

Karen - Can you explain what the previous use was?

Erica - It was an adoption agency. Basically she helped people adopt children.

Karen - And it seems that the only exterior is the sign?

Erica - I have a sign in permitting, but I'm happy to change it to whatever you guys would approve.

Karen - I know there is an existing sign there.

Erica - There was, but I took that down. They had a couple little signs, one to the front, one to the side. On the porch there's a spot where you can hang something, I was going to put the letters Gild Theory on the front. I'm also happy to do a pole sign, like Cake Bake has.

Mark - We prefer building mounted signs.

Erica - Oh you do? Well that's what I applied for.

Karen - It does say jewelry store or yoga studio?

Joe - We thought about that as a secondary use.

Erica - Lou Malnati's is putting in this super cute little splash park. As part of the jewelry store I wanted to offer like free yoga occasionally on Saturdays, because I had a yoga studio in Columbus and I thought it would be good to add. If that made it more appealing, I can make it a bigger part of my space. But it would be a big thing for me to take on, so I prefer to right now open the jewelry boutique.

Mark - And Joe, we have to be specific, and right now you're saying a jewelry shop. So retail jewelry shop it should say.

Joe - Right. Correct. In the application it says general retail jewelry shop.

Mark - Because if it changed to a retail shoe shop for instance I would think you'd have to come back.

Joe - That's exactly why we are thinking down the road of doing MU-2 so we can avoid just putting a bandaid on any change of use.

Mark - But you're renting the facility, right?

Erica - My husband and I bought the building and I'm renting it from myself.

Karen - Parking? What is available?

Erica - It actually comes with eight spaces. Six of them are in the front and two to three more in the back.

Karen - And those are dedicated spaces to the building?

Joe - Correct.

Erica - They came with the sale.

Joe - More than enough to satisfy the code.

Karen - We'll first go to the committee, if there's any questions or comments.

Daisy - No, not right now.

Andrew - Nope.

John - I'm good.

Chad - I don't see a problem. Welcome to the neighborhood. We love to have more businesses.

Karen - No I think it's great to have a jewelry shop in Broad Ripple, it's perfect.

Matt - One question I have, since this is a jewelry store are you going to have any security cameras?

Erica - So there are already security cameras, I did before I did the sign. So yeah, it's fully alarmed.

Tim - I drove by it today. It's a cute little spot. It's kind of hidden back there.

Erica - It is. It's not ideal for retail but I kind of wanted it to be a little bit of a destination.

Chad - Give me an idea of your price point.

Erica - It's really across the board. You can buy a pair of earrings for like \$40. Perfume for \$20. I'll have some tee shirts just so I have some light retail and giftables for Christmas. Then you can go up to couple hundred to couple thousands.

Karen - And you said the back was a workshop, so you're creating a lot of the pieces?

Erica - I would like to build a workshop in the back and that is a work in progress.

Karen - When do you plan on opening?

Erica - I wanted to be open in August, but here we are. I'd like to open before the Christmas holiday.

Karen - I am going to recommend BRVA again.

Erica - I did, we did.

Jordan - Matt asked about cameras and I'll kind of further that. Our preference is that not only do you have cameras but you are integrated with B-link as well and that's a program through IMPD. So if anything happens, they're able to quickly look at footage. And the more we can get that in the community, the better.

Erica - How do I find B-link? I'll text it to myself and take care of that.

Jordan - Google and you can also reach out to a couple of security providers that we recommend that can provide you with integrators if you already have a system up and running.

Mark - What will your hours be?

Erica - So my goal hours are 11-6, Tuesday through Saturday. Hiring people is tricky right now and expensive. So I think I am going to probably aim for 11-4, Tuesday through Friday and then 11-3 on Saturdays and as I'm open hopefully it will draw people to want to work there.

Mark - Marigold could provide some insight for you on hours. It would be good to know the other boutiques so they can help promote you.

Erica - Absolutely. So I've been going to lunch, but mostly I've just been trying to get open. But I do want to start to become a part of the community.

Chad - I'm sure Jordan will make sure you get connected with our gallery walks.

Erica - I'd love to have local artists and put their stuff on the wall. Or if there's local jewelers, I'd like to carry, so I'd like to be a part of the community.

Jordan - Is this the only frontage that you guys have? That is straight facing. And then you have this sidewalk that goes into the building, right? And basically they pull straight off of the street, into parking? And you don't have any side street access?

Erica - There's a street, there's an alley that goes back to the little pottery thing, next to Round Table Records.

Jordan - Well I ask because you can see Lou Malnati's has kind of done some pedestrian sidewalk that just stops and goes right into the parking lot.

Mark - Their parking is semi in between those areas. You even look further North, there is no sidewalk connectivity on that but there is sidewalk on the other side of the street.

Jordan - Do you live in the area?

Erica - I do.

Karen - Does anyone in the audience have any questions or comments?

No questions or comments.

Karen - Alright there being none, bring it back to the committee. They are asking for a vote.

Mark - I recommend an approval for a variance for a retail jewelry store. I just want to make sure that in your description you did say "Free standing sign" and I'd like that to be struck. Tim seconded. All.

Erica - Ok I was just trying to be more appealing, it's whatever you guys want.

Karen - Ok, so there's a motion on the floor.

Tim - I'll second it.

Karen - Alright, there is a second. All those in favor, say aye. Aye. Opposed? None.

Motion pass unanimously.

Karen adjourned the meeting at 6:27 p.m.