

**BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**  
**February 28, 2023, 6:00 P.M.**  
**Northminster Presbyterian Church**  
**1660 Kessler Blvd. E. Drive**

**Present:** Tim Oprisu, Brian Gamache, Josh Mazur, Chad Fallis, Andrew Baldwin, Garrett Lawton, Daisy Winkler, Matt Hornyack, Karen Valiquette, Mark Demerly, Bo Boroski, John Jackson, Sam Rogers, Jordan Dillon and Kristen Kraus

**Guests:** Angela Alney, Anthony Bellamy, Matt Frazier, Alan Hague, Zach Spahr, Katy Spahr, Dan Coffey

Karen Valiquette called the meeting to order at 6:01pm. 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 January 24th, 2023 meeting. Mark made a motion to approve, John seconded. The minutes were approved.

**6144 North College Avenue (Air-Tan Broad Ripple) – Angela Alney, owner of Air-Tan, will be appearing on behalf of the petition filed for a variance of use of the Consolidated Zoning and Subdivision Ordinance to provide for the operation of a beauty salon (not permitted) at 6144 North College Avenue.**

*Case #: 2023-UV1-005, Hearing Date: March 7th, 2023*

Angela Alney, owner of Air-Tan, introduced herself. She stated that Air-Tan has been in Broad Ripple for almost twenty years. 6249 is where they are currently residing and they would like to move that business into the 6144 building. Angela said she is aware that parking is a concern. They have eight spaces and maybe more if they take out a little landscaping in the back. She has been a business owner for almost twenty years and resides in the neighborhood and wants to invest in the community.

Karen - You are asking for a variance, correct? It's zoned D4.

Angela - Correct. It's zoned for an office space, and asking for a salon space.

Mark - What's in the space right now?

Angela - It was Ameriprise, a business there prior.

Karen - All of them in that row are houses that have been converted into businesses. Was there any thought about rezoning it? I am just wondering why you opted for this variance?

Angela - When I talked to the city, they said that this is the best option for what I want to do with it.

Karen - Aside from maybe messing with the landscaping, are there any other exterior changes?

Angela - No, not at all.

Karen - Is there a sign out front right now? Are you doing signage?

Angela - I will have a sign that will be in accordance with the city. I have been open for twenty years, I don't know that I need a huge sign.

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

Mark - You are specifically asking for a tanning salon? Or what is the language?

Angela - Yes, it's an air brush tanning salon. There are no UV beds.

Mark - I think it's mainly since you're asking for a variance, hopefully the people that were in there before asked for a variance of use for a business office or something specific. You want to be specific with this variance of use, I agree with the city, I think it should stay D4 in that area. To go commercial starts a really bad domino effect. So I just want to make sure that variance is specific to her function.

Karen - The language on the public notice is a variance of use to provide for the operation of a beauty salon.

Mark - My only other comment, with regards to the parking, I would hate for you to remove that landscaping that's along the alley way that provides a buffer to the residents. That should remain in place.

Angela - Right, it's part of the property that has some gravel and a little bench that I would probably pave it out.

Chad - Do you feel that you would need more than 8 spots for your business?

Angela - I don't know for sure, because it's a fifteen minute turnaround, people come in and out very quickly. That was just an option but I don't know that I'm going to do it right away. But I do have a solid eight to nine spots with a full garage that my employees can park in.

Tim - How many employees will you have working there?

Angela - There's two and on busier nights we have two to four.

Tim - How many booths?

Angela - I am thinking about building out five.

Mark - What are your hours of operation?

Angela - They are Monday and Tuesday from 3-8pm, Wednesday through Friday, 10am-8pm and Saturday 10am-6pm.

Sam - Are you purchasing the property?

Angela - I purchased it, yes.

Matt - Are you a member of the BRVA

Angela - No, I am not.

Jordan - As part of the association, we would really encourage you to participate in the B-Link program through IMPD. This is a really important program for everyone in the community to participate in. There's \$2,500 grants for businesses until March 17th. You are in a great location where additional cameras could really help the community a lot and I think if you're wanting to be an active member in the community of Broad Ripple that's really something that you can do to help us out.

Angela - I appreciate that. I was just contacted by Union Jack letting me know they are having a meeting about that. I am very interested.

Jordan - And obviously a BRVA membership at some point.

Karen - I am opening it up to any questions or comments from the public.

No further comments.

Karen - Any questions or comments from the committee?

Mark made a motion to approve the variance as is. Tim seconded. Motion passed unanimously.

Karen adjourned the meeting at 6:15 p.m.