

**BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**  
**January 23rd, 2024, 6:00 P.M.**  
**Northminster Presbyterian Church**  
**1660 Kessler Blvd. E. Drive**

**Present:** Bo Boroski, John Jackson, Daisy Winkler, Sam Rogers, Tim Oprisu, Josh Mazur, Brian Gamache, Matt Hornyak, Chad Fallis, Garrett Lawton, Janine Lawton and Jordan Dillon

Bo Boroski presented Mark Demurely with a gift for his years of service on the committee.

Bo Boroski, LUD Chairman, called the meeting to order at 6:01pm. He explained the objectives of the Land Use & Development Committee, the rules of presenting to the committee and the committee members were introduced.

Bo asked if there is a motion to approve the minutes from the prior meeting. Sam made a motion to approve, Josh seconded. The minutes were approved.

**6519 Carrollton Avenue – Misha Rabinowitch, representing Gershman Partners, 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 an office use, per the filed site plan and plan of operations (not permitted); and variance of development standards to provide for placement of a primary freestanding sign (two signs permitted for residential communities). Case #: 2024-UV2-001; Hearing Date: February 13, 2024**

Misha Rabinowitch presented and was joined by Megan Kiger with Gershman Partners, who is the property owner. The property is a bungalow that has been used as an office for as long as they know. About a year ago, Gershman Partners purchased the 5 lots between 65<sup>th</sup> and Coil Street. They are looking to re-tenant the property for SmallBox, an advertising, web-based company that has been working remotely. When they started the leasing process, they realized this property didn't have a variance for office use, so to be compliant with the zoning ordinance they've applied for a variance to permit the office use. The sign out front will be reused in some way, and they also need a variance for that, but they aren't claiming any meaningful revision to it. There are 3 parking spaces in the back and some street parking. They only have 8 employees, and they also work remotely, so they aren't all usually working on site at once. There is a small building at the back of the property where there is a counseling company that works back there. The two requests they made are to establish the office use and for the sign.

Bo asked if there were questions from the committee.

Tim asked if there are two garages in the back. One is a garage, and the other is a maintenance shed.

Sam asked if they would be occupying the building in the back. SmallBox will occupy the main building and the counselors will occupy the building in the back. They will terminate the current separate leases and reissue new leases.

Bo asked if there were questions from the public. There were none.

Josh moved to approve the request to support the variances. Tim seconded. The motion passed by a unanimous vote.

**927 E Westfield Blvd (Monon Yards) – John Pantzer will be presenting an update on the Monon Yards development, to be located at 927 E. Westfield Blvd.**

John Pantzer, the owner of the property, spoke about the shipping container concept they looked at designing for that site, over the past several years. There was a bungalow on the site that wasn't savable, so it was torn down. They've made some changes to the project to open it up to the street on Westfield Blvd. They've shifted the concept to the back corner and have increased the square footage. He stated that the designs presented are not final but are in the direction they are headed. It will be two stories. There will be 3 food concepts that are stationary, and they have a parking place for up to three food trucks.

Bo asked each member of the committee if they had any questions. Garrett asked for clarification of the orientation of the plans.

Bo asked if food trucks would be added to the design. John said up to three and they are in the original design. He said there was a food trailer and up to two spots.

Bo was asked if it was all prefabbed/drop in. It will be mostly with some onsite finish. He was asked if there is parking. There will be none on site. He was asked about bocce turf. It will allow for two temporary bocci set-ups and 10 sets of cornhole boards. He was asked how the liquor license would be handled. One person would be allowed to serve on site with one master license and all alcohol would be served in the bar area or at one other service window which could be defined as a beer truck or another service container. The liquor license would be a new license and Jordan explained that they would need to come back to the committee for a Good Neighbor Agreement. Daisy asked about a fence around the outside, on the plan. There will be a fence along Westfield Blvd. with four Honey Locusts planted there and tables clustered amongst them and the whole site will be able to be locked off. He was asked what the site is currently being used for. A holding site for gravel. He was asked about parking. They allow their own workers to park there but it's not open to the public. He was asked about the type of fence they plan to use. They don't have a final design, but it will be 5-6' height or whatever is allowable so people can't climb in at night. It'll be like what's already around The Quarter, you'll be able to see through it.

Sam asked about the timing of the project. He stated when the environment in BR makes it feasible to invest, maybe 2025. He said making another investment in this area would be difficult at this time. Chad said he's loved this project every time he's seen this. He asked what it will look like along Winthrop Blvd. and if it would be the solid sides of the shipping containers.

There are openings top and bottom as in the original design and it will be painted Monon Yard graphics. Chad asked if there will be an offset. It will be whatever is required. When they are ready to move forward, they will bring the full concepts. The site requires a lot of drive-by and walking traffic and it doesn't make sense to go forward now with the road being closed off.

Bo asked when the parcel was purchased and when the Broad Ripple Steakhouse and bungalow were raised. It was purchased in 2016, the steakhouse was raised in 2019 and bungalow last year. Bo said he appreciated the update but expressed concerns about the number of years since the parcel was purchased and is concerned about it being a vacant lot for 10 years. John clarified that it hasn't been vacant for 10 years. He spoke about the barriers to moving forward at this time. Bo said the hope of the committee is to support the efforts of this project and to understand the future of the village as it relates to this property. John talked about the improvements he made to make the eyesores on the property better and asked Bo what else he could do. John said when the environment is more welcoming to invest it will be there. He has made a significant contribution to the village.

Bo asked for questions from the public.

Lynn Levy asked if they would be willing to consider some additional improvements to the property. She feels it doesn't help the perception and the economics of the village to have a vacant lot just sitting there. They are looking at completing a patio area and installing a fence and putting in Locust trees and making it an extension of the Quarter for the summer.

Tom Healy talked about how walkability has increased in the village. The community has done its part to bring bodies within walkable distance to the village. He talked about the need for the kind of businesses that the village needs to bring in to make the village more attractive to people to invest in BR. He asked if this project is going to be a 3 or 4 season facility and asked about the visibility to see into the facility. John said it has 3200 sq ft of interior space now so it can be used year-round and front containers were removed from the plan and Honey Locusts planted instead for visibility.

Bo read from the 2020 minutes regarding the landscaping and design of the original plan which he is excited about. John said he'd love to build it. Nationwide, these types of projects draw a lot of people. He also talked about the perception of the lack of safety in the village. Bo said that the data doesn't support the perception that BR is unsafe, and it shouldn't be a barrier to development.

Mark Demerly asked John to help to change the message that Broad Ripple is an unsafe place. Mark talked about improvements that will be made to the old Brugge site to make that vacant lot look better so it's not an eyesore.

**6548, 6552, 6556 Cornell Ave and 6535 Ferguson St (Avenue Development) – Bob Akin, with Avenue Development, will be presenting an update on the Avenue Development project.**

Bob Akin with Avenue Development. They came in about 15 months ago regarding the mixed-use project update. They have purchased 3 properties along Cornell Ave. and one property on Ferguson. They have gone downtown and have gone through all the approvals and got the demolition done. They have taken down the properties, cleaned up the sites, planted grass and fencing to be the best neighbors they can in the interim. Tenant marketing is their number one priority at this point. He went through the plans of the project. The building is called Strata meaning avenue, parkway, greenway, and those type of things in Italian. They have been on pause for about a year, but they will be back in a couple of weeks with design plans. They hope to get on good ground on the tenant front in the next 60 days. They feel good about this project and feel strongly about getting shovels in the ground this year and an opening in 2025.

John asked about the number of tenants. They have a couple in early negotiations now. Website is going up. They will take up about half of the the 2<sup>nd</sup> floor which leaves room for 1-2 tenants. The third floor is a big space with 3-5 more tenants as well. They feel good about the restaurant partner.

Daisy said she appreciated the enthusiasm in the marketing and what is pointed out about the village is a good fit with their message. Josh said he really appreciated that they are maintaining the lot and being a good neighbor while they are working on the development.

Sam asked if it is about 50% pre-lease number before they go. They are aiming for 60-65%. If they can get someone to take the third floor, they are there. They are very excited about getting back to the village. With their space and the preleased space, they are at about 35%.

Bo said they are looking forward to the next update to confirm the final renderings. He also appreciated the maintenance of the lot. The delay is due to what was happening in the financing world. Bo asked about the timeline. The best case would be the end of summer to break ground.

Bo asked for remarks.

Mark asked if they were still pursuing an abatement. They started initial talks with the city. That will be an important component on the financing side.

Tom talked about changing the narrative in the community. He talked about doing something about having the greenspace maintained, changing signage on the light posts and changing the narrative and cultivate that attitude in the development community. He asked about how the Envision BR Plan is coming. Bo said he agreed with all of Tom's comments. They are putting these things in writing with time frames and are asking people to come in with updates on their projects. The Envision Broad Ripple ball is rolling, and they will connect with Karen on the status

of the updates. Matt stated as the president of the BRVA that is one of the four things he tasked the board with to accomplish this year.

Sam moved to adjourn the meeting. Daisy seconded it. The meeting was adjourned at 7:00pm.

Karen - Any final comments from the committee

Meeting was adjourned at 6:49pm.

