

## **BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES**

**June 25, 2024, 6:00 P.M.**

**Northminster Presbyterian Church  
1660 Kessler Blvd. E. Drive**

**Present:** Andrew Baldwin, Garrett Lawton, Bo Boroski, Brian Gamache, Chad Fallis, Karen Valiquett, Daisy Winkler, Tim Oprisu, Jordan Dillon and Kristen Kraus

**Guests:** Aaron Moody, Alissa Moody, Steve Tucker and Andy Porter

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. Andrew made a motion to approve, Brian seconded. The minutes were approved.

**6511 Ferguson Street (Create Art Studio) – Alissa and Aaron Moody, proprietors of Creative Art Studio, are seeking support for their recent application for a Beer & Wine Retailer license.**

***Case Number: RR4941412; Hearing Date: July 1, 2024***

Aaron Moody, co-owner of Create Art Studio, said that to the mission, Create is the name of the art studio that they've created. He said they bought the building last May and have an art studio downstairs and an Airbnb upstairs. Everything is ran and cleaned by the Moody's. They are seeking approval for a beer and wine license, for the art studio. Aaron introduced his wife, Alissa, who runs the art studio.

Alissa Moody, co-owner of Create Art Studio, said they purchased the building in May of last year and opened the art studio in October 2023, with an Airbnb that opened up in February 2024. She said it's an art studio for all ages. Alissa stated that Chrissy Sweigart is her business partner, who was an art educator at Sycamore School and has been an art educator for the last 20 years. They also have about 17 different adult artists that teach at the art studio. They have about 10-12 adults in each class. They have a sommelier that's interested in doing elevated wine and painting classes. Not just like a Wine and Canvas, but more like painting Italy and bringing in wine from Italy as an example. They have an artist on board that is also very interested. They have a couple other events in the works. They are doing a photography class with Michael Durr, owner of North Indy Magazine, focusing on photography on food and wine. Alissa said the space is not a huge space, intimate enough to host some elevated food and wine, cultured events.

Aaron said they don't have more seating than 25 people. They are interested in hosting some outdoor events as well, with some in the works right now. Something as simple as putting a screen up and showing some movies for families. They have a great parking lot with 11 spaces that can be cleared out. Nothing that would happen late. Aaron said they are kind of tucked away at 6511 Ferguson Street, close to Fire by the Monon directly behind the bike lines and backs up to the property that's being sold. He said nothing late night, very family and community oriented. He said they've done a really great job at making that place (referring to the art studio) do very well for the first year of being open.

Alissa said they have 2-3 adult classes a week and run the kid's classes during the day. They've done some charcuterie classes that also pair well with wine.

Bo asked if the Committee had any questions.

Daisy said she's heard great things about the business. She said she saw them on the art walk and loves seeing them at events.

Tim said that he drove by it today, it looks nice and he saw the orange permit in the window.

Chad said he had some general questions. He asked if he wanted to coordinate an event at their business, is that something they offer.

Alissa said yes, they do private events.

Chad said he likes art and beer and wine.

Alissa said they will plan his next event.

Bo asked if they are BRVA members.

Alissa and Aaron both said yes. Alissa said they have been since before they opened.

Bo asked if they are willing to sign a Good Neighbor Agreement.

Aaron said absolutely.

Andrew said he loves everything they're doing.

Karen said that is sounds awesome and that the beer and wine will compliment it well.

Bo asked if the public had any comments.

No comments from the public.

Bo asked if there was a motion to support.

Tim made a motion to support, Chad seconded.

Bo said that for the record, absentee Committee members, Josh Mazur and Sam Rogers, also support.

Bo asked if there was a motion to adjourn. The meeting was adjourned at 6:11 pm.