

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES
November 26, 2024, 6:00 P.M.
Northminster Presbyterian Church
1660 Kessler Blvd. E. Drive

Present: Andrew Baldwin, Bo Boroski, Garrett Lawton, Karen Valiquett, Daisy Winkler, Tim Oprisu, John Jackson, Brian Gamache, Sam Rogers, Rich Michal, Rebecca Dodge, Jordan Dillon and Kristen Kraus

Guests: Alan Hague, Tiffany Mastin, Will Edwards, Ahmed Aly, Greg Genrich, Mitch French, Mark Demerly

Bo Boroski, LUD Chairman, called the meeting to order at 6:00pm. 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, Tim seconded. The minutes were approved.

6308 Guilford Avenue (Lit Cigar & Martini Lounge) – Greg Genrich will present on the proposed liquor license transfer involving Mr. Edwards. The Broad Ripple license will be transferred to Hovito Lounge Downtown, allowing hookah service at that location, while the Hovito Lounge license will transfer to Lit Cigar & Martini Lounge, which will continue operating as a cigar bar.

Greg Genrich introduced himself. He is with Bradford & Riley / Barlap Compliance and is representing the owners of Lit Cigar & Martini Lounge, with their proposed liquor license transfer request.

Greg said that Will Bishop, owner of Lit Cigar & Martini Lounge, also operates Havana Cigar Lounge in Fishers and also Hovito Hookah Lounge down on South Meridian Street. He said what's happening here is because of the nuance in the state laws regarding tobacco facilities in Marion County, we need to move the license that's currently on Guilford downtown to allow downtown to have hookah, and moving the license from downtown up to Guilford for cigar. What that means to you all is that nothing will change what's happening here, except for the fact that the only way to get hookah back here would be to transfer licenses again. So this will be a cigar bar going forward. It was closed down for about six to seven months for renovation. It's been open and had some people on the inside. He said it makes a nice asset to the community, and all we're doing is basically just trading licenses to allow downtown the opportunity to do hookah.

Rich asked if there was any difference in the alcohol served, or just versus the cigar.

Greg said only cigar.

Bo asked what this will impact – will the hours change.

Ahmed Aly, representing Lit Cigar & Martini Lounge, said it won't effect the hours at Lit at all, this is literally just about downtown.

Bo asked if anything associated with this transfer will start a new world of promoters coming into their building.

Ahmed said no.

Karen asked if they would be willing to sign a Good Neighbor Agreement when it's been updated.

Bo said so that was their last order of business, but it's a good time to bring it up. He said the Good Neighbor Agreement is done and they've got the feedback from business owners, but they're going to give this group in particular, one more look. Bo asked them if they would be willing to sign a revised, Good Neighbor Agreement that just talks about everything that was already in it related to alcohol and esthetics.

Ahmed said yes.

Greg said they are looking at a January hearing, so they have time.

Bo said the building looks amazing. He opened it up to the public.

There were no public comments.

Bo asked if they are needing to sign anything.

Jordan said yes, a Letter of Support will need to be provided prior to their upcoming hearing.

Bo said they need to make a motion.

Karen said she moves to support the transfer of the licenses, pending the signing of the Good Neighbor Agreement once updated.

Andrew seconded. All were in favor.

6102 Carvel Avenue (Monon Court Apartments) – Rick Hahn, representing Buckingham Companies, will present plans for the renovation and redevelopment of Monon Court Apartments at 6102 Carvel Avenue. The proposal includes interior and cosmetic exterior renovations to the existing building and the construction of a 900-square-foot amenity/leasing building.

Rick Hahn and Brett Davis introduced themselves, both representing Buckingham Companies.

Brett said this was brought to the Committee in August 2022 and before in April 2021. He said a lot has happened in the development market. They put the initial project on hold. Initially they came to the Committee, they had a favorable recommendation. He said they came back in August, when they made some changes to the density of the garage so to accommodate some additional parking, which is what they were hearing from some folks, where they were trying to get equity and a loan for the project. Brett said the market has shifted and has cooled some, but in the process, they had started moving residents out of the property. He said this is they're at, 61st and Carvel, in the northwest corner. They have 51 units. They moved residents out about a year and a half ago, and what they're trying to do now, since the market has slowed, is trying to get residents back in. They're going to go through the rehabilitation of the existing

property and then add a clubhouse to the existing property to just get the project back online and get residents moved back. Brett said they're going to run through the current plans, and what they're looking to do just to try to get the project and property back online and stop being an eyesore. He said since the market has slowed a bit, the returns that are required to bring the project was 165 units at the time over the podium – to get a project like that penciled today, it would take rents well into the 250 a square foot range, and they weren't seeing it so that's why they stopped that project.

Rick said that's what's seen in the handout. The existing building has 51 units. Currently, they're going to convert four or five spaces there currently that are storage spaces into additional units, making it 56 total units. He said right in the center is the 900 square foot clubhouse that will include an amenity space with a co-working lounge and a small bar kitchenette. Rick said interior wise, all the units will have fresh new finishes from bathrooms, kitchens, flooring, walls, fixtures, light fixtures, as well as plumbing fixtures. He said he clubhouse is centralized and they are creating some newer paths surrounding, with ADA accessible paths, as well as creating a link to the courtyard to the north of the clubhouse and then goes to the right of the building, with their parking on the other side – creating an ADA accessible path there as well. Rick said exterior wise, they're really not touching the building. There are some small maintenance updates that they'll be creating, touching on some of the windows, new roof. They will look at cleaning and or maybe adding on new awnings that would look similar to what's existing now and they will have new signage for the building. Lastly, it is going to match their building that's adjacent their property that they just renovated three or four years ago. He said everything scope wise that they did there, they're carrying over this building. And then if you go to the clubhouse here, this is what you're going to see off Carvel, out to the east direction. It has a prominent feature there. Calls attention to areas a little verticality there as well. That area is still somewhat expressed between the buildings, which actually stands on both sides the building that step up, so the piece there is a little bit sunk in. He said they will have exterior mounted mailboxes as well that will be on backside of the building. The material is brick based.

Brett said they are currently 100% design development. They haven't started filing permits yet. They thought this would be the appropriate time to come back and get this in front of the Committee. He said the goal of this project is to get residents back into the site, bring all the electric work up to code, bring all the mechanical up to code. That's really what they're looking to do. With the new clubhouse, or leasing space is trying to make this we own the property to the south, and we are looking to kind of relieve some of the pressure on the existing clubhouse, because it currently serves some of our properties here, north of 61st so trying to take a little bit of pressure off of some of the residents and leasing staff there, and have more resident or more staff at this particular location.

Andrew asked if he can repeat that last part.

Brett said they own Monon Place to the south and that leasing office also serves this project site. He said they also own the building in between Carvel and Compton, and what they're trying to do is take a little bit of pressure off of that leasing and amenity space, and create a space for both of the sites to be more self sufficient.

John said he appreciates getting the building back online and asked if they will be doing any updates along the Monon.

Brett said they aren't planning any infrastructure updates, but there will be some landscaping.

John said he's not a big fan of the building in the middle. He said they have an opportunity to do a nice brick building and we have grey fiber cement in the middle.

Bo said he doesn't want to speak for John but he thinks some of his apprehension is there are these brick apartments and then dropping a modern sign right in the middle of it. He asked if they have any examples of the signage they mentioned.

Brett said they don't but can bring signage back when they're to that point.

Bo confirmed that they're not looking for a vote right now, just giving an update.

Brett said here to give an update. He don't know that it makes a lot of sense for them to come one time, not receive the feedback, and then just expect to vote. So they welcome the feedback. He said that Rick would probably talk a little bit more architecturally about what they were thinking here. But there are some constraints. He said this is us trying to get this project back on online.

Rick said it's going to be hard to match the existing brick. He said there is some vertical articulation of the current building, the glass block windows that are right above the entry point. He said It's a small space that's predominantly a co-working lounge, open space, so there's not a lot of reason to have a lot of different articulation up there aside from those entry points. He said the gray probably doesn't show as well as it could.

Bo said he'd love to see more on the signage when they come back

Rick said they're not talking about major signage, mainly just unit signage.

Brett said there's no monument sign or anything like that.

Rick said they'll bring imagery when they come back. They will probably match the building that's catty corner.

Bo said this project was already approved two years ago. He understands it's not as much of a grandiose market, but asked why they're cutting out the Monon given the proximity to it.

Brett said he's not cutting out the Monon. They were bringing 162 units on a much bigger project. He has 53 or 56 units loan sizing all those things take precedent here, and so to come in and then take out all the trees and redo all that. A lot of that work that was being done on the Monon was because of utilities and different drainage and different connections that they needed to do.

Bo asked if there will be any tree removals.

Rick said there is one big tree right outside of the clubhouse that they will preserve in it's entirety.

Bo asked if there's any tree removal for the new building.

Rick said no.

Bo asked if they've been in touch with IPS about potential road closures.

Brett said he doesn't think they will have road closures with this. They are talking renovation of units, that's all.

Rick -

Bo asked what their timing is on this.

Rick said spring to summer next year to start.

Bo said they will keep going down the Committee and mentioned that Rebecca Dodge will be recusing herself because she's an employee of Buckingham Companies.

Daisy said she's glad to see that the trees along the Monon will live another day. She said there was some talk about some public art on the building to the south and rolling into this new project and she wanted to throw that back out there.

John said that part was part of the approval process for the last building they put up but never got installed.

Daisy said she's just throwing it out there.

Rick said he could see maybe doing a canvas or mural at some point.

Brian asked if there was a reason for putting a new building in, rather than throwing the clubhouse in one of the existing buildings.

Rick said for full accessibility. The space is an odd space with a circular sidewalk right there. He said that area is literally just a vacant grassy spot and would make a nice accent there.

Brett said the current space is around 8 to 10 feet in height, and the new building will be 12 feet, presenting a better experience for the residents.

Sam asked if they are changing the parking count and if they've talked with the DMD about that.

Brett said DMD doesn't have any concerns from a parking perspective. It's all about them getting tenants and DMD is pushing now for extremely low parking ratios in certain areas.

Sam asked what their rehab scope is as far as interior of the units, mechanical systems.

Rick said new plumbing fixtures, lighting fixtures, new doors, new paint, new carpeting and flooring.

Brett said it's a complete rehab.

Sam what the rents will be.

Brett said they will bring that to the next meeting, but that it will be pretty comparable to what it was before.

Karen said this is currently zoned C1 and asked if there there's a variance of use that's already associated with the property because multi-family isn't covered under C1.

Brett said they've been talking to DMD about this. It was already a permitted use – originally it actually predates the building, predates what the zoning was, so we're bringing it back online. They'll just have some conversations. They don't suspect that it requires a rezone of any kind.

Karen asked if they anticipate any development standards.

Rick said no.

Karen asked if they're planning on market rate for all of the units.

Rick said yes, the comps are really going to drive the rate. The finishes are right on par with what they did.

Brett they can provide that information when they come back.

Tim said all his questions have been answered.

Andrew said he would love to see an opportunity along 61st and the Monon to add landscaping.

Rick said he lives right down the road too and this is definitely something that's near and dear to him to get rehabbed.

Bo said he appreciates them coming back – this committee gets riddled with people saying they're going to do things and never do it and that's why they're trying to pay as much attention to esthetics. He said they just really want to be consistent with Envision Broad Ripple and some of the inconsistencies – the attention to vegetation and not doing the art piece, those things add up.

Jordan said like Andrew said she thinks they would really like to see them do some landscaping there. She said it already has green space around it and it can make it look a lot better in that area with just a little bit of landscaping in that space. She asked if the some of the new units will still have external AC (Rick said no units will have external AC). She asked if satellites will continue to be allowed on the outside of the building.

Brett said they will talk to their IT team on how they are going to run internet services.

Jordan asked about the expected rates and if they can give a range.

Brett said they are not coming to set the market, but he'll get them a range.

Jordan what the bedroom mix is.

Rick said two and three bedroom.

Jordan asked how many baths.

Rick said one.

Jordan said what is different in that area now from when it was last open is you have a middle school and high school right there and they don't have a lot of parking, so there's a lot of street parking right there. She asked if people that live there will have parking tags or if they will have to buy a parking spot.

Brett said they don't know yet, but normally this would be a parking tag.

Jordan asked who they are working with at DMD.

Brett said Kathleen Black.

Bo opened it up to the public

Alan Hague said it'd be great to have a sidewalk put in along the section of the grass on 61st Street.

Brett said they can talk to the DMD. He said again, they are just trying to get the project back online, they have a very tight budget but they will take that into consideration.

Bo said better to bring these up now, because when they get done, they're done. The amount of density in that area, that high school and that middle school is insane. He said he thinks it's beyond reasonable to talk about the aesthetics, especially the proximity to the Monon, and to have sidewalks makes a ton of sense, which is also tied into talking with IPS.

Brett said they will take everything into consideration, but they don't want overpromise and under deliver.

Bo said he looks forward to them coming back after the new year.

6331 Carrollton Avenue (Filigree Bakery) – Joe Calderon will present on behalf of Laura Lachowecki, owner of Filigree Bakery, who is seeking a variance for her bakery due to MU-1 zoning at 6331 Carrollton Avenue. The property, formerly a jewelry store, is currently undergoing remodeling.

Joe introduced himself and introduced Laura Lachowecki, owner of Filigree Bakery. He said some may know her products from the farmers market. He said that Laura has submitted for a remodel permit at 6331 Carrollton Avenue. He said ironically he represented Erica Andre about two years ago on a variance request. He said she had received permits, then DBNS issued a permit condition last week saying she's not permitted in MU1. He said Laura is doing what they call artisan food and beverage, small bakery for carry-out. She's remodeling the existing building, it's zoned MU1. The use if permitted, but only if it's an accessory to an apartment building. He said why MU1 is prevalent there is beyond him, MU2 is adjacent to the south and it's probably better as MU2. He said Laura has kind of a timing issue, so they are being seen by the DMD on December 10th. He said it's a pretty simple petition, just interior remodel to carry out small business, something that's already been established as a commercial use prior. Included is a full set of renovation plans.

Andrew said it doesn't look like any exterior is happening.

Joe said no. He asked her about signage and she's just going to do a little window sign, no free standing sign or something like that.

John asked what exactly is the variance request.

Joe said it's a variance because MU1 would only permit this use if it was an accessory use, meaning that it's part of something bigger. If it was part of an apartment building that was designed mainly to serve the apartment dwellings, that would be a permitted use.

John asked the variance is for food and beverage.

Joe said artisan food and beverage.

John asked if the variance will run with the owner stay with the property.

Joe said it's runs with the property, but it's tied to the plan of operation approved by the board. He said it's not going to morph into something bigger than what is planned.

Bo said it's a hell of a kitchen buildout.

Joe said yes.

Bo asked if it's just carry out, no seating.

Laura said only carry out.

Bo said there's mention about delivery, he asked if they're talking about when they receive inventory.

Lauren said yes.

Daisy said she's excited to see something going in there.

Karen asked if it was for a variance of use when it came before the committee prior.

Joe said yes.

Tim asked if there's any onsite parking.

Joe said there's a tiny bit that's carved out in the street.

Laura said there's two spots on the back carriage house.

Tim asked if they are ok signing a Good Neighbor Agreement.

Laura said yes, after it's been read.

Jordan asked if they have any plans for external cameras.

Laura no plans for more in addition to what they already have, which cover all of the entrances.

Jordan said they know from IMPD the best thing that they can offer as good neighbors is using B-link. She asked if there is outdoor lighting.

Laura said not much, but motion lights that are there.

Jordan said lighting up any dark spaces is important.

Bo opened up it up to the public.

Mark Demerly is speaking on behalf of Laura – she's been part of the farmers market for a number of years. He said her attention to detail will reflect as to how she's going to take care of the property. He said her desserts are very delicious and it will be a great addition to the village.

Rich asked what she plans to do with the second floor.

Laura said for storage and the break room.

Karen asked when they plan to open.

Laura said hopefully early winter.

Bo asked if someone would like to make a motion.

Karen said she will make a motion to approve the recommendation of the variance of use within the already designated zoning.

Brian seconded. All were in favor.

Bo said he has two statements to read prior to adjourning the meeting.

1011 Westfield Boulevard (old Brugge site) - Comments from Andy Teed (owner of property)

Bo read the comments from Andy Teed:

I look forward to beginning construction but don't have immediate plans to do so. I love the initial drawings that Mark Demerly created. I live in the area and spend a lot of time in Broad Ripple. My intent is to build a signature building for the neighborhood in both the beauty of the architecture and the construction materials. I'll occupy part of the building (2nd floor and basement) and rent the first floor. I'd like the first floor to be a restaurant if I'm able to attract a high-end tenant in light of the parking limitations. I'll begin construction when I'm ready to use it, which I'm uncertain about at this time. - Andy Teed

Comments from Bo Boroski (LUD Chairman)- RE: 929 E Westfield Boulevard (old Broad Ripple Steakhouse and proposed site for the Monon Yard Development)

Bo stated the following:

In my role as LUD chair, I wanted to provide an update regarding the old Broad Ripple Steak House property located at 929 E. Westfield. This property was purchased by John Pantzer many years ago with the intent to develop. This statement was not designed to provide a narrative to the lack of development or any confidence a plan exists. The spirit and intent of this statement is to express the frustration of many business owners and residents of Broad Ripple associated with the current use of the parcel as a parking lot.

Over the course of the past 3 months, I've requested John Pantzer appear for an update regarding the parcel, including the current use of the property. For a multitude of different reasons, he hasn't appeared, which hasn't allowed this committee or the public to weigh in on the current use of the lot for parking.

Admittedly, I have played defense on John's behalf when taking calls from these same frustrated business owners and residents. My hope that John Pantzer would appear hasn't bore any fruit. Moving forward, I will communicate to anyone who inquires what options they have specific to potential Property and Zoning Violations at this parcel.

As stated at the front end of this meeting and every meeting, the motive and the mission of the LUD is to implement development guidelines established in the Envision Broad Ripple plan, as

well as to support responsible development to create a more vibrant community. Our mission continues.

The meeting was adjourned at 7:08pm.