

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

March 25, 2025, 6:00 P.M.

Northminster Presbyterian Church

1660 Kessler Blvd. E. Drive

Present: Brian Gamache, Daisy Winkler, Sam Rogers, Richard Michal, Rebecca Dodge, Bo Boroski, Tim Oprisu, Anthony Bellamy, Garrett Lawton, Karen Valiquett, Emily Parkins, Janine Lawton and Jordan Dillon

Guests: Andrew Mehlhop, Melissa Jackson, Lynn Levy and Alan Hague

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 was a motion to approve the minutes from the February 25 meeting. Tim made a motion to approve. Michael noted there was a sentence in the February 25 meeting minutes which listed the total cost of the Versa project at \$74.4 billion and it was assumed that this was a typo and needs to be corrected. The committee asked that staff confirm and correct that information. Sam made a motion to approve the minutes with the correction to the total cost of the project. Tim seconded. The minutes were approved unanimously.

Bo noted that there was one presentation on the agenda for today. The rules of presenting to the committee were reiterated.

6462 N Broadway Street – Andy Mehlhop (property owner) is returning to present on 6462 N Broadway Street. Mr. Mehlhop is requesting a variance of development standards for their proposed addition to the existing detached garage. The first ordinance to be modified is the percentage of existing non-conforming accessory setback to be extended from 50% to 82%. The second ordinance to be modified is the rear accessory setback to be reduced from 5'-0" to 3'0".

Andy Mehlhop, property owner, provided large print copies of the plan to the committee. He noted that since the last meeting, they have obtained ten letters of support from neighbors surrounding their property. The neighbors providing support reside on both sides of the home, both sides of the street, and the opposite side of the alley. Andy indicated they are requesting the variance in large part because they do not want to tear down the entire garage and build a large four-car garage across the back of the lot. If they can extend this garage straight out the back, they will be able to achieve their goals and maintain more greenspace than they would with an alternate plan including building a new structure.

Sam said it was very helpful to see the letters of support from the immediate neighbors.

Rich thanked the property owner for the elevations. Andy shared that if viewing the garage from the street, community members will never know any changes were made to the structure, but from the alley it will be longer and there will be a garage door in the back. Melissa noted that the exterior and painting will be the same, so the addition will appear to be part of the original structure. The front of the garage will still have the old brick façade from 1962. There will be no roof line changes, and no extra height added to the garage. Additionally, there will be no gutters on the building so there will not be a downspout shooting into the alley and rain will drip into the grass.

Bo said the committee appreciated the representative from last month being open to the continuance which occurred and he hopes the property owners can understand the importance of collecting the support from the neighbors. Melissa and Andy indicated they were not originally aware of the need to appear before the Land Use & Development Committee to gather support prior to the city meeting.

Garrett indicated the project looked great and asked the Andy to confirm there was going to be a door on the alley side, so exit could be made on that side of the structure.

Karen said that she was not present at last month's meeting but saw in the minutes there was a lot of discussion about the alley and the drainage. She noted it seems to have been addressed and the neighbors are supportive of the plans. Karen had nothing further.

Bo requested feedback from the public. There were no questions.

Bo requested a motion from the committee to support the variance as proposed. Karen made a motion to approve. Garrett seconded. The motion was approved unanimously.

Jordan asked Andy and Melissa if they knew when their city hearing was scheduled. Andy shared it was May 5. Jordan informed them that Janine would send a letter from the LUD Committee indicating the committee's support for the project. It was noted that the letter will be sent well in advance of the May 5 hearing.

Bo thanked the property owners for their presentation and noted the committee's appreciation for the support letters provided.

Bo noted that the LUD Committee will be entering into a closed meeting and asked that community members and presenters clear the room.

The meeting was adjourned at 6:10 p.m.