

BRVA LAND USE AND DEVELOPMENT COMMITTEE MEETING MINUTES

May 27, 2025, 6:00 P.M.

Northminster Presbyterian Church

1660 Kessler Blvd. E. Drive

Present: Andrew Baldwin, Bo Boroski, Rebecca Dodge, Brian Gamache, Rich Michal, Tim Oprisu, Sam Rogers, Karen Valiquett, Daisy Winkler, Jordan Dillon and Emily Parkins

Guests: Matt Brauer, Dan Brunner, James Cloud, Alan Hague, David Hughey, Elizabeth Johnson, Aaron Morrow, Misha Rabinowitch, Annie Scott, Steve Tucker.

Bo Boroski, LUD Chairman, called the meeting to order at 6:00pm. He explained the objectives of the Land Use & Development Committee and the rules of presenting to the committee. The committee members were also introduced.

Bo asked if there was a motion to approve the minutes from the April 22 meeting. Sam made a motion to approve. Tim seconded. The minutes were approved unanimously.

Bo noted that there was one presentation on the agenda for the evening.

6434 N. College Ave. – BR Rentals LLC. Misha Rabinowitch is presenting on an application to rezone .72 acres from the C-1 district to the C-3 district to expand the permitted uses to include commercial and retail uses such as: Artisan Food & Beverage, Consumer Services or Repair of Goods, Eating Establishment or Food Preparation-Retail, Light General (e.g., fitness business).

Misha Rabinowitch distributed materials to the committee and introduced Beth Johnson as property owner. It was noted that Beth does real estate locally. The current property is under contract for purchase and is right across the street from Northside Social. Misha noted that included in the packet were the aerial and survey, along with street level views of the property. The property is currently zoned C-1 which means it can only be used for office space. It was mentioned that, currently, there is a mix of uses in the property, including an insurance agency. Misha expressed that it is an underutilized piece of real estate and individuals have come to him over the years to discuss redevelopment. It was noted that Beth plans to update the property to give it a more modern look. Page 2 of the materials were highlighted which include an image of the strip that's on the east side of College Ave. which has a nice, more modern feel. That property is representative of what 6434 N. College Ave. could look like. It was shared that they are working with an architectural firm to prepare elevations illustrating improvement of the property, including the resurfacing of the parking lot. The goal of rezoning from C-1 to C-3 is to expand the list of permitted uses for the property. This change would allow for more than just office space on the property and would permit retail and other entities, such as a salon or fitness studio. Misha acknowledged his understanding of the committee's preference to exclude certain uses for properties, so Misha included the property's list of prohibited uses for the committee's review. It was

noted that Beth is okay with a prohibition on marijuana or CBD shops, should the laws change in this area.

Bo asked if there were any questions from the committee. Sam indicated he was glad to hear the property will be improved. Jordan asserted that #12 on the list of prohibited uses should be expanded to include “dab bars,” which are establishments where guests could use the product in the facility but could not take anything out of the establishment, as opposed to vape shops (or similar shops) where guests go to the establishment to make a product purchase and leave with the purchase. A comparison was drawn to bars vs. liquor stores. Beth confirmed she is okay with adding “dab bars” to the list of prohibited uses.

Bo asked what the timeline was for the improvements on the property. It was noted that the architect is ready to go and measurements will be taken later in the week. Beth added that an initial site visit was already conducted. The committee was informed that the property owners were scheduled to meet with the commissioner downtown on Thursday, and approval is expected. If the meeting proceeds as expected, the property owners are ready to go with next steps. Beth shared that a construction company has been selected and the company is holding a place in their schedule for the property for this summer. The committee was informed that two tenants are still operating in the building but will be vacated and the entire interior will be gutted.

Bo asked if the property owner would be willing to reappear before the committee to provide updates about the project, including specifics about the aesthetics of the project. Bo confirmed that this request to reappear does not impact any decision to provide support for the project as presented today.

Bo asked members of the public for additional feedback. The public did not have any questions or comments.

Bo requested a motion to support the request to rezone from C-1 to C-3, including the prohibited uses, for 6434 N. College Ave. Rich made a motion to support. Sam seconded. The motion was approved unanimously.

The meeting was adjourned at 6:13 p.m.