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### **Present**

**Co-Chairs:** Eric Hamilton, Cailey Jamison

**Core Committee Members:** Jessica Wartenweiler, Ross Wuennenberg, Steve Ohlson, Mary Ann McBride

**Community:** Mike Tarby

**Guests:** Nosheen Ajmal (1138 Williamson), Kenneth Brown (Ba Lao)

### **Absent**

**Core Committee Members:** Lynn Lee (Excused), Lindsey Lee (Excused), Briant Novinska-Lois

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#### **1. An application to change the zoning of 1138 Williamson Street from TR-V1 (Traditional Residential-Varied 1) to TSS (Traditional Shopping Street).**

- Purchased the property and came to P&D in 2024; received initial support
- Current zoning does not allow for a retail store; is a single family home
- Scheduled for Plan Commission in 2 weeks
- Currently owns Art Gecko, plans to make a similar retail space but with items tailored toward a Willy St audience; jewelry, clothing, and homewares
- 1<sup>st</sup> floor will be retail, second floor will be office space; needs to make some renovations for accessibility
- Once the re-zoning happens, does it stay that way forever? TSS can be used for single family use, but once it turns to TSS, it remains TSS
- Construction timeline – hoping to finish up by mid-October & open in end of November

Eric moves to support the proposed zoning; Jessica second; passes unanimously

#### **2. An ALRC application for Ba Lao at 811 Williamson Street (operated by the owners of Ahan)**

- Ahan has been going really well, but often has long wait times; there is not great spots for people to wait in the existing location; Notifying would be done by calling the patron
- Looking to open a bar/snack/waiting area with snacks in the evening
- During the daytime/lunch hours, would sell boba & grab/go banh mi sandwiches
- Hours would mirror Ahan hours (sales not later than 10pm, guests might stay a bit longer)
- Expecting about 25 patron occupancy; minimal outdoor seating planned (maybe would consider adding 2 tables in the front similar to how Taco Local did); no outdoor music
- Earliest to accomplish would be early September
- Estimated 50% alcohol sales; Ahan is 85% food
- There is a public meeting on 6/23 at 5:30 at the space

Cailey moves to support; MaryAnn second; passes unanimously