

The Board of Adjustments met Monday, May 19, 2025, at 5:00 PM at the City Municipal Complex, 161 N. Section Street in the Council Chambers.

Present: Anil Vira, Chair; Cathy Slagle, Vice-Chair; Ryan Baker; Donna Cook; Bryan Flowers; Hunter Simmons, Planning and Zoning Director; Mike Jeffries, Development Services Manager and Cindy Beaudreau, Planning Clerk.

Absent: Frank Lamia

Chairman Vira called the meeting to order at 5:01 PM.

**Approval of Minutes**

Ryan Baker made a motion to approve the minutes from the April 21, 2025, meeting.

Bryan Flowers seconded the motion and the motion carried with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Donna Cook and Bryan Flowers

Nay: None.

**BOA 25.07** Public hearing to consider the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, HJ Properties LLC, for a Special Exception to operate a bar and entertainment venue on property zoned M-1, Light Industrial District. The property is approximately .38 acres and is located at 363 Commercial Park Drive. **PPIN #: 10731**

Hunter Simmons, Planning and Zoning Director, presented the request of the Applicant, Jade Consulting, LLC, on behalf of the Owner, HJ Properties LLC, for a Special Exception to operate a bar and entertainment venue on property zoned M-1, Light Industrial District. Mr. Simmons shared the aerial and zoning maps. The bar and entertainment use is an accessory use to the proposed allowed indoor recreation facility.

Staff recommends approval of BOA 25.07 with the following conditions:

1. Signage shall conform to the Sign Ordinance.
2. Any additional parking spaces beyond 19 spaces shall be permeable.
3. Correct seat count to 51 not 47 in all plans to be submitted.
4. Outdoor patios shall have physical barriers defining the assembly space.

Paul Marcinko, Jade Consulting, thanked staff for their help in narrowing the focus.

Chairman Vira opened the public hearing at 5:13pm, with no one present to speak, the public hearing was closed at 5:13pm.

Cathy Slagle asked what the hours would be. Avery Reed, Owner, is proposing 7am-10pm and expects to have approximately 25 people at all times and 150 members.

Donna Cook asked how many employees they would have along with what types of events they expect to host. Mr. Reed replied that there will be four employees, and they expect to host corporate functions.

Bryan Flowers asked if there would be a traditional bar. Mr. Reed stated that it would be a traditional bar serving beer and wine.

Cathy Slagle asked about the cost of membership. Mr. Reed stated that the cost of membership has not been established but that there will be an initiation fee along with a membership fee.

Ryan Baker asked if this project would need to go through the Industrial Board. Hunter Simmons stated no.

**Motion:**

Cathy Slagle made a motion to approve BOA 25.07, with staff recommendations.

Ryan Baker seconded the motion and the motion carried with the following vote.

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Donna Cook and Bryan Flowers  
Nay: None.

**Old/New Business**

None

**Adjournment**

Cathy Slagle made a motion to adjourn.

The motion carried unanimously with the following vote:

Aye: Anil Vira, Cathy Slagle, Ryan Baker, Donna Cook and Bryan Flowers  
Nay: None.

Adjourned at 5:17p.m.

Anil K Vira  
Anil Vira, Chairman

Cindy Beaudreau  
Cindy Beaudreau, Secretary