

**NASHVILLE DEVELOPMENT
REVIEW COMMISSION MEETING
THURSDAY, APRIL 19, 2011**

Commission members present: President Suzannah Zody, Vice-President Richard Kelley, Member Anna Cassiday, Member Pam Gould, Member Tess Kean, Member Connie Percifield and Member Rosemary Saurer. Commission member not present: Member Sadie Crum. Also in attendance – Chief Administrator Phyllis Carr.

REGULAR COMMISSION BUSINESS

1) **CALL TO ORDER:** The meeting was called to order by President Zody at 6:00pm

2) **ROLL CALL:** The roll was called by Chief Administrator Carr.

3) APPROVAL OF THE MINUTES

Member Gould made a motion to approve the minutes from the March 15, 2011 meeting as presented. Member Cassiday seconded the motion. All were unanimously in favor.

4) SIGN APPLICATIONS

A. THE CLAY PURL – DOCKET #11-15

Michele Hayes was present to represent her sign application. President Zody noted the application has been approved by Town Superintendent Bush regarding measurements and heights of the signs. Chief Administrator Carr passed around the color photos of the proposed signs.

President Zody asked if there would be any lighting on the sign. Ms. Hayes advised there is a light above the sign but she is not sure how much light really falls on the sign. If she does use the light she explained she will make sure the light fits within the guidelines.

Member Percifield noticed the height of the second proposed sign is six foot four inches from the ground. She believes this height should be at seven feet according to the sign guidelines. Discussion. The Commission agreed the sign height guidelines are in compliance in this sign application.

Vice-President Kelley made a motion to approve sign application Docket #11-15, The Clay Purl, based on the following guidelines: Si2, Si6 and Si7. Member Kean seconded the motion. All were unanimously in favor.

B. WANDERING PAST – DOCKET #11-16

Sharon Whitmore was present to discuss her sign application. President Zody noted the application has been approved by Town Superintendent Bush regarding measurements and heights of the sign. Chief Administrator Carr passed around the color rendering of the sign for the Commission members to review.

Member Kean asked about the location of the sign. Ms. Whitmore explained the sign will be between the window and the door. She noted the sign will be two sided and hang out from the building. Member Percifield asked if there is any existing lighting or if there will be lighting on the sign. Ms. Whitmore advised there are two lights on either side of the building but she does not plan on adding any additional lighting.

DEVELOPMENT REVIEW COMMISSION MEETING, APRIL 19, 2011

Member Percifield made a motion to approve sign application Docket #11-16 for Wandering Past, based on the following guidelines: Si2, Si6, Si8 and Si11. Member Cassiday seconded the motion. All were unanimously in favor.

C. CURRENT LLC – DOCKET #11-17

Sarah White was present to represent her sign application. President Zody reported Town Superintendent Bush has ok'd the dimensions and height of the sign on the application. She noted the petitioner will be using the existing sign bracket for the two sided sign.

Vice-President Kelley asked for clarification of the sign colors. Ms. White explained the wooden sign will have soft pink lettering on a black background. President Zody passed around the color photograph of the proposed sign. Ms. White advised there would not be any lighting on the sign.

Vice-President Kelley made a motion to approve sign application Docket #11-17, Current, LLC, based on the following guidelines: Si2, Si6, Si11 and Si14. Member Kean seconded the motion. All were unanimously in favor.

Vice-President Kelley commented about the earlier discussion they had regarding sign height and read from the guidelines the approved sign heights. President Zody asked that in the future Town Superintendent Bush take into consideration position of the sign above any walkways when approving sign heights.

5) CERTIFICATE OF APPROPRIATENESS APPLICATION

A. CORNERSTONE INN – BRUCE AND PAM GOULD – 54 EAST FRANKLIN – DOCKET #11-11

Bruce and Pam Gould were present to represent their application and President Zody advised Member Gould would be recusing herself from voting on the application. President Zody then read the memo from Chief Administrator Carr stating the gazebo portion of the Certificate of Appropriateness has been eliminated from the application until further notice. The remainder of the project is what is now before the Commission.

Bruce Gould explained to the Commission that they are planning on expanding the lobby of the main building. The impact to the outside of the building will be very minimal. The entrance to the building will be moved one door to the left of the current entrance. Mr. Gould explained the eight foot section of the handrail across the front of the building will be removed and will use this to fill in the space that is currently open on the porch farther to the east. They will also replace the sidewalk in front of the building to go up to the new front door.

Member Cassiday asked about the sidewalk. Mr. Gould advised the current sidewalk is brick but the new sidewalk will be concrete. He noted a concrete sidewalk is safer for people to walk on especially in the winter time. Mr. Gould also explained by angling the sidewalk it will add character to the front of the building and will be a low enough elevation change that handrails will not be required. Vice-President Kelley asked about lighting. Mr. Gould advised there would not be any lighting changes and the existing doors would be used.

Vice-President Kelley made a motion to approve application Docket #11-11 for Bruce and Pam Gould and Cornerstone Inn, based on the following guidelines NC2, NC12, and NC19. Member Percifield seconded the motion. All were unanimously in favor.

**B. THE PALACE THEATRE OF BROWN COUNTY – BRAD ZUMWALT –
63 E. WASHINGTON – DOCKET #11-12**

Brad Zumwalt and Russell Moss were present to represent the application for painting the trim on the building. Chief Administrator Carr passed around photographs of the building and proposed paint colors. Mr. Moss explained the trim will be the cheyenne red hue and the door will be the smoke color. The paint colors and paint locations were reviewed by the Commission. Discussion.

Member Percifield made a motion to approve application Docket #11-12 for The Palace Theatre of Brown County, based on the following guidelines P1, P3 and P5. Member Saurer seconded the motion. All were unanimously in favor.

**C. BIG WOODS PIZZA COMPANY – ED RYAN AND JEFF MCCABE –
44 NORTH VAN BUREN – DOCKET #11-13**

Ed Ryan and Jeff McCabe were present to represent their application before the Commission. President Zody advised the application requests adding three windows and one door to the north side of the building on Molly's Lane. She also noted Town Superintendent Bush has ok'd the application per ordinances and dimensions.

President Zody asked for a description of the door. Mr. Ryan advised the wooden door will have a window in it. Vice-President Kelley asked if the door would be painted. Mr. McCabe advised the door will have a natural finish. Vice-President Kelley asked what the windows would be made of. Mr. McCabe explained the windows would be fixed glass and each of the windows will be about three by three. This will allow for more light inside the building. Discussion.

Member Gould asked if the doors and windows needed to go before Planning and Zoning. Mr. McCabe advised they have to apply for a State building permit since they are asking for a change in purpose for the building. Mr. Harden of Brown County Planning and Zoning will be the inspector and will make sure it meets the State requirements. Member Percifield asked what the purpose of this additional door will be. Mr. Ryan said the door will be an entrance and emergency exit door.

Member Gould asked if there is a specific door that has been submitted to the State. Mr. Ryan advised they have submitted a door to the State but have not heard if it has been approved yet. Mr. Ryan does not believe they will have any fire rating issues because of the distance of their building to the Gibson building. Mr. McCabe explained there are three doors on this side of the building that are steel doors and they are hoping the State grants their request for the wooden door submitted. He explained the door they submitted is consistent with the other doors they have used at their other property. Member Gould asked if this door would be the main access to the restaurant or more of an emergency access door. Mr. McCabe thought it would be prudent to have another exit out of the dining room.

President Zody summarized that Mr. Ryan and Mr. McCabe are waiting to hear back from the State if they approve of the wooden door or if they are not allowed to use that door, they will be back before the DRC with new door specs. Mr. Ryan commented if the State mandates they cannot use the proposed door, the new door would match the three ugly doors on the building. President Zody asked if the State mandates that they use the same type of door that is already on the building, she would like a commitment from the owners that they use the same color as on the other doors on the building. Mr. McCabe agreed to use the same colors.

DEVELOPMENT REVIEW COMMISSION MEETING, APRIL 19, 2011

Member Gould asked if there would be lighting over the door. Mr. Ryan said there is exit lighting in the alley which are big night lights and they will not add additional lighting.

Discussion of traffic in the alley. Member Gould spoke of lots of water that can be in the alley at times and this should be considered with the placement of the door. President Zody noted the safety issues are not a part of this Commission, but Planning and Zoning should address those issues. Mr. McCabe advised they will meet any requirements the County or State puts on them. They are asking for approval from the Commission for the doors and windows.

Vice-President Kelley made a motion to approve application Docket #11-13 for Big Woods Pizza Company, based on the following guidelines NC8, NC12, NC15 and D5. Member Cassiday seconded the motion. All were unanimously in favor.

Mr. McCabe asked to give the Commission an overview of the vision they have for the future of this building going forward. He explained they have had a business in this alley location for over two years and have a great relationship with the other owners and tenants of the businesses in this area. They all have a shared vision that the alley would get shut down to car traffic during the day and possibly having tables out in this area to make it a gathering area. Mr. McCabe explained it would still be available for emergency personnel to get through if needed. President Zody commented that she personally likes pedestrianizing of areas. She noted this would probably have to go before the Town Council first and they would have to pass an ordinance allowing for the closure of this street. The applicants would then come before the DRC for landscaping plans, etcetera. Member Cassiday commented that she too likes this idea but wants to make sure emergency vehicles can get through. Discussion.

Mr. McCabe advised they are updating the building as they go along and they would like to update the sign post in front of the building that has individual small signs of each of the shops. He would like to know what they are allowed to do. Chief Administrator Carr explained if it is a marquee board and they are going to keep the existing signs they would not have to be approved since this a marquee, but if the post and main sign are changed they will need approval. Discussion. Mr. Ryan asked for guidance from the Commission on how to make the marquee look better.

6) REPORT FROM TOWN ADMINISTRATION

Chief Administrator Carr reported the Town approved in-house a sign application for Bauble Board, Inc. and noted this business is in the Antique Alley complex. She also advised a Certificate of Appropriateness Application for Johanna Ferguson was approved. This is for painting the trim around the window.

7) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

Member Gould noted at the last meeting President Zody commented about the materials being used on the EMS building and she wondered what had been determined. President Zody had before her the minutes from the Technical Review Committee meeting and the regular meeting where the plans were approved. She has gone to the building and found tin to be on the siding and reported this to Danny Harden of Planning and Zoning. Mr. Harden said the material was wood not tin. President Zody read from previous minutes and nothing written shows they approved metal siding. Discussion.

Vice-President Kelley suggested President Zody go before the Town Council and explain what has occurred and ask them if they want to take any action. Discussion. President Zody advised she will bring this issue before the Town Council on Thursday. President Zody asked Chief Administrator Carr

DEVELOPMENT REVIEW COMMISSION MEETING, APRIL 19, 2011

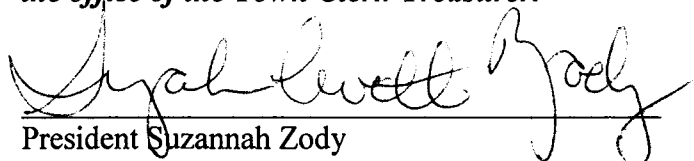
to locate the plans and materials submitted for the EMS project and e-mail the Commission to come in and review the materials. She will also talk to the Plan Commission once again about the material on the building and asked the Commission members to go to the EMS building and look at the material on the building for themselves.

Member Kean asked if the sign issues have been resolved at How's Your Ice Man. President Zody advised the temporary signs have been removed and it looked like he was starting to do the finish work on the building.

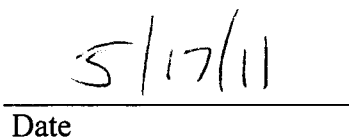
ADJOURNMENT

Member Percifield made a motion to adjourn the meeting. Member Kean seconded the motion. All were unanimously in favor. President Zody adjourned the meeting at 7:17pm.

The audio recording made at the Development Review Commission meeting on 4-19-11 is retained in the office of the Town Clerk-Treasurer.



President Suzannah Zody



Date