

**NASHVILLE DEVELOPMENT
REVIEW COMMISSION MEETING
TUESDAY, AUGUST 18, 2009**

Commission members present: President David Martin, Vice-President Brenda Young, Member Bob Bain, Member June Bryan, Member Warren Cole, Member Rosemary Saurer and Member Suzannah Zody. Commission members not present: Member Merwin Bugher and Member Sean Cassiday. Also in attendance – Town Superintendent Roger Bush, Chief Administrator Phyllis Carr and Historic Landmarks Representative Laura Renwick.

PROJECT SITE VISIT

1) COMMISSION MEMBERS MET AT THE REAL AMERICA/WILLOW MANOR PROPOSED PROJECT SITE – HAWTHORNE AND WILLOW STREET. DOCKET #09-31
Members met at the project site for a site visit.

REGULAR COMMISSION BUSINESS

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

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

3) APPROVAL OF THE MINUTES:

Vice-President Young made a motion to approve the minutes from the July 21, 2009 meeting. Member Bryan seconded the motion. All were unanimously in favor.

4) SIGN PERMIT APPLICATION

A. NASHVILLE GENERAL STORE – TWO SISTERS – DOCKET #09-24

Bob Gredy was present to answer questions about the proposed sign. Vice-President Young advised that they were not sure of the square footage of the building to make sure the signage did not exceed the allowable amount. Town Superintendent Bush added the second sign by the door may put the amount of signage over the allowed amount. They are allowed 22.5 square feet of signage and the sign they have applied for 19 square feet which leaves them 3.5 square feet for the smaller sign by the door. Vice-President Young asked Mr. Gredy what the size of the smaller sign is. The Commission tabled the sign until later in the meeting until Mr. Gredy returns to the meeting with the measurement.

Mr. Gredy later returned to the meeting and advised the smaller sign is 18" x 26". Town Superintendent Bush advised the signage is in compliance with the square footage rules at 3.25sq feet. Vice-President Young made a motion to approve the sign application Docket #09-24 based on the following guidelines: Si-1, Si-2, Si-7, Si-11 and Si-17. Member Zody seconded the motion. All were unanimously in favor of the motion.

B. HOLLY SHOP – DOCKET #09-30

Kristy Stuart was present to represent her sign application for the Holly Shop. Member Zody explained this sign was tabled at last month's meeting as they did not have color samples for the sign and at this location they are over the number of allotted signs. Town Superintendent Bush explained the County ordinance states a person can only have two signs on their property not including informational signs. If a sign contains the name of the shop it is not considered to be an informational sign. Ms. Stuart

DEVELOPMENT REVIEW COMMISSION MEETING, AUGUST 18, 2009

explained they have several signs to help people find their shop, but she would be willing to take down whatever signs on the building but one and wants to keep the road sign. She clarified she is simply asking to fix her sign up since the current one is old and faded. Member Zody commented the Commission could approve the sign contingent upon coming into compliance with the County's zoning ordinance. Town Superintendent Bush added they would have to document this on the sign application so that Planning and Zoning could then decide how they want to proceed with the sign application.

Ms. Stuart advised Gary Anderson will make the sign the same size as the current sign and use the existing post. The colors to be used will be "Christmas colors" – silver, green and red and the background will be one of the brighter colors so that the letters will show. Historic Landmarks Representative Renwick asked if there would be lighting on the sign. Ms. Stuart explained there is a light at the bottom of the sign that they do not use very often, usually only during the holiday season. President Martin explained the lighting ordinance calls for the light to shine down rather than up and there are specifications on how bright it should be.

Member Cole made a motion to approve the sign application for the Holly Shop based on the following guidelines: Si-6, Si-7, Si-8 and Si-11 provided that the property comes into compliance with the County sign ordinance. Vice-President Young seconded the motion. All were unanimously in favor of the motion.

C. SILAS ANDREWS BOUNTIFUL – DOCKET #09-33

No representative was present for the meeting. Vice-President Young noted Town Superintendent Bush has approved the square footage of the sign. The sign application notes there will be white letters on the window and gold trim in the background. President Martin added they do not have documentation of what the sign will be made out of.

Member Zody made a motion to table the sign application until a representative can answer the Commission's questions. Member Cole seconded the motion. All were unanimously in favor of the motion.

5) CERTIFICATE OF APPROPRIATENESS

A. REAL AMERICA DEVELOPMENT – RONDA SHREWSBURY – DOCKET #09-31

President Martin advised several Commission members walked the property earlier in the evening. Ronda Shrewsbury passed out renderings of the entrances, the gazebo and the buildings to show the different materials and elevations they are proposing. She explained this will be a 65 unit complex using brown county stone, wood, brick and hearty plank and in using different materials they hope to provide relief in dimension to the building. Ms. Shrewsbury presented samples of the materials to the Commission for their review.

Dane Waltman of Real America explained they could work with the Town regarding installing pedestrian cross walks. Ms. Shrewsbury added they have looked at the Main Street project and plan on incorporating that same sidewalk design along Willow and Hawthorne streets. Vice-President Young asked if street lighting had been discussed. Ms. Shrewsbury advised they could do some lighting such as what is being used in the Main Street project.

Member Bryan asked about the outcome of the retention pond. Mr. Waltman explained he spoke with Councilmember Kirlin about some different ideas to look at for this area. Ms. Shrewsbury noted if the changes meet IDEM requirements and takes care of the drainage requirements then she has no problem

DEVELOPMENT REVIEW COMMISSION MEETING, AUGUST 18, 2009

going with a wetland in this area. Member Zody commented in her opinion a pond or a wetland would like nice but the concerns are the safety issues. Member Saurer added she is also concerned about the safety issues in this area.

Member Saurer asked about the landscaping and if they planned to plant small trees. Ms. Shrewsbury explained they do plan on planting small trees and along the walkway she would like to put in some flowering bushes. A sprinkler system will also be installed to maintain the landscaping. President Martin asked if they could get plans specific to the landscaping. Ms. Shrewsbury said she would get the plans to the Commission with the specific types of plants and trees included. Member Bryan asked about the maintenance plan for the landscaping. Ms. Shrewsbury explained she owns a management company and they will manage the property including the landscaping. She noted they will contract with a local company for snow removal of the parking area and sidewalks.

Vice-President Young commented that she is thankful of the developer's sensitivity to the products, change of colors and the requests made during the Technical Review Committee meeting. Ms. Shrewsbury believes this will be a lovely development and noted each resident will have their own balcony which they tend to treat as another living space with plants and flowers. Member Zody commented she thinks this new building really fits with the surrounding buildings especially with the stone and the pillars.

Chief Administrator Carr advised the Public Hearing for the project is scheduled for September 15, 2009 at 6pm and she will place the notices in the newspaper. Member Saurer asked that the landscaping and lighting plans be available for the Public Hearing.

Member Cole asked about the line of trees in the back between the hardware store and the back of the proposed project. Those trees may die off in ten years and asked if there is a way they can maintain this screen. Ms. Shrewsbury acknowledged they would like to maintain as many trees as they can in this area and added the height of the building is similar to the height of the buildings that can be seen from the highway.

Member Saurer asked about the location of the air conditioner units. The engineer noted they will be located in the back of the complex in the little inset areas and screened with landscaping. Member Bryan asked about fire safety. Ms. Shrewsbury explained there are a set of stairs at each end of the building, an elevator and it will have sprinkler system per codes. Ms. Shrewsbury noted she has added over the stove fire suppressors as well as an emergency call system in the bathrooms.

President Martin offered the audience to comment on the project. Linda Welty of South Central CAP spoke in support of the project as last year during the flood they lost a lot of affordable rental units. Kim Wininger, a landowner next to the proposed project, added this development seems to be a perfect fit with the health center, YMCA and nursing home in the area.

B. HONEYSUCKLE HIDEAWAY – BOB & CHRIS KIRLIN – DOCKET #09-32

Bob Kirlin was present to represent his request to paint his building. Mr. Kirlin presented the paint colors to the Commission for review. Vice-President Young reviewed the paint colors with the Commission's current paint palette guidelines and advised they fall within the guidelines.

Vice-President Young made a motion to accept Docket #09-32 based on the following guidelines: P1 and P3. Member Cole seconded the motion. All were unanimously in favor of the motion.

Councilmember Kirlin asked the Commission if they were going to include in the application the number of sides a building would be painted as this is something that had been discussed being changed. Vice-President Young asked if this change is something that Historic Landmarks Representative Renwick could do. Historic Landmarks Representative Renwick said that she would make these changes.

6) REPORT FROM TOWN ADMINISTRATION

Chief Administrator Carr advised two signs were approved in-house: a marquee sign and the United Ritter sign. Historic Landmarks Representative Laura Renwick has delivered all the Brown County Interim Report books requested and one book is to go to the Library.

7) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

President Martin advised they received a letter from Ed Ryan regarding an amendment to their COA for the Big Woods Brewing Company. Vice-President Young asked Historic Landmarks Representative Renwick to come up with a form that will include amendments to COA's for the Commission to sign off on of approved changes. Vice-President Young then read the letter from Mr. Ryan describing the changes they are proposing. President Martin explained in essence they have approved this request but not this wording.

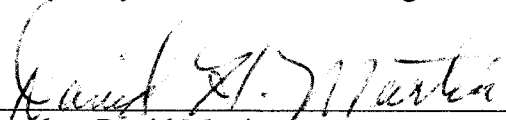
Vice-President Young made a motion to accept the wording and the letter as the amendment to the application. Member Zody seconded the motion and suggested the request be attached to the COA as an addendum with the sketches to be delivered to Planning and Zoning. All were unanimously in favor of the motion.

Discussion of a building painted in town that was approved to be painted by the DRC; however, the back of the building was not painted with the rest of the building. Discussion. Historic Landmarks Representative Renwick will add the number of sides of a building to be painted into the guidelines and the application.

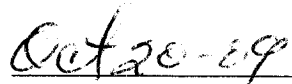
Member Bryan commented about two dead trees on the CVS property. Member Zody advised that she is on the CVB's holiday committee and they may have live Christmas trees donated for the courthouse lawn and asked if some could also be placed on private property as well.

ADJOURNMENT

Member Bain made a motion to adjourn the meeting. Member Bryan seconded the motion. All were unanimously in favor. The meeting was adjourned at 7:12pm.



President David Martin



Date