

**NASHVILLE DEVELOPMENT  
REVIEW COMMISSION MEETING  
TUESDAY, SEPTEMBER 23, 2008**

**Commission Members Present:** President David Martin, Member Bob Bain, Member Warren Cole, Member Rosemary Saurer and Member Brenda Young. Commission Member(s) not present: Vice-President Sean Cassiday, Member June Bryan, Member Merwin Bugher and the Representative from the Brown County Economic Development Commission. Also in attendance Town Superintendent Roger Bush, Historical Landmarks Foundation Representative Laura Renwick and Administrative Assistant Mary Beth Fisher.

1) **CALL TO ORDER:** The meeting was called to order by President Martin at 5pm.

2) **ROLL CALL:** The roll was called by Administrative Assistant Fisher.

**3) SIGN PERMIT APPLICATIONS**

**A. HAPPY DAY FUN SHOP – DOCKET #08-37**

President Martin commented that at the last meeting there were questions regarding this sign and the owners were not available to attend the meeting. He noted that one of the questions was what kind of materials would be used for the sign. Patrick O'Daniels, owner of the Happy Day Fun Shop, was present for the meeting and answered that the sign would be made of cedar. He also presented a picture to the Commission of what the sign would look like. Town Superintendent Bush advised he signed off on the application that the sign meets the size requirements.

Member Cole commented that since he was the person that made the motion at the last meeting to table the application because they did not have adequate information but now they do have adequate information, he made a motion to approve the sign application for Docket #08-37 for Happy Day Fun Shop based on the following guidelines: Si-1, Si-2, Si-6, Si-7, Si-8, Si-11, Si-13 and Si-14. Member Young seconded the motion. All were unanimously in favor.

**4) CERTIFICATE OF APPROPRIATENESS**

**A. STATE FARM INSURANCE – BILL COOK – DOCKET #08-35**

Member Cole noted that at the last DRC meeting, discussion centered on the color of the trim that was painted on the building, if it fit in with the surrounding buildings and if the finish was glossy or matte. Member Cole explained that if the COA had come to the DRC before the painting was done, as it should have, that there would have been some discussion about muting the red somewhat. Member Young commented that if they had talked with Bill Cook ahead of time, they would have asked to tone down the color a little bit. Member Young read a portion of the general design guidelines from 2002, stating "that the modifications to an existing building should not incorporate colored materials, patterns or other design elements that call attention to the store-front". Member Young commented that the red appears glossy and seems to stand out and part of the guidelines say that things are supposed to harmoniously fit in with the other buildings surrounding it. She advised that the building was built in 1955 which just misses the distinction by the Town to be an historic building.

Bill Cook apologized for not being aware that he needed to ask permission to paint his building. He explained he repainted for a couple of reasons, one the trim needed to be repainted and the door was red to begin with and to do it all over again, he probably would not have painted the vents because he does not like the vents red either. Mr. Cook noted that the red paint is obviously to do some product

branding of his business. He did ask several people in the area how they liked the paint and they said they liked it and he has not heard one negative word against the color. Mr. Cook does not know what type of finish the red is, and there are other businesses in town that appear to have bright red on their signs. He asked if those buildings and signs had red, why the red on his building not appropriate. Member Bain commented that if it was not glossy, more of a flat or satin finish, it would not be so flashy.

Member Saurer advised they need to make a distinction as to small amount of colors to go on a sign versus trim on a building. Mr. Cook commented that the red paint is less than five percent of the entire building. He thinks that since they are seeing it for the first time it does seem bright, but in time it will tone down.

Historical Landmarks Foundation Representative Renwick asked if there is anything similar to this red color within the adopted color palette and noted that colors are not to draw attention as a form of advertising. Member Young agreed that this is in the ordinance, but this is just paint, and it is kind of a difficult thing since it is after the fact. She felt they could have worked together had this been discussed prior to painting. The current signage was discussed. Mr. Cook advised that the sign is fifteen years old and needs to be replaced. Member Young noted that if he replaces the sign he will have to bring it before the DRC first.

President Martin commented that they are faced with a dilemma and if Mr. Cook had come before the Commission first they could have more freely had a discussion and it would have been a lot easier. He further commented that he is convinced that the people sitting on the Commission are not very anxious to tell someone they have to repaint.

Member Young asked Mr. Cook if he was open to any kind of compromise, to toning it a little bit or repainting the bulkhead back to white so that it is not quite so much. Discussion. Mr. Cook answered he would like to talk to his painter about costs and what it would take to cover the red of the bulkhead. President Martin noted that the paint is already bubbling on the bulkhead. Mr. Cook agreed that he would have his bulkhead repainted white.

Member Young made a motion to approve the COA for Docket #08-35 for Bill Cook of State Farm Insurance contingent upon toning down the bulkhead by painting it white. Member Bain seconded the motion. President Martin, Member Bain and Member Young voted in favor of the motion. Member Cole noted that he is abstaining from the vote as he is not a big fan of controlling color. Member Saurer explained that she hates being put in a position of being a bully and she would prefer to work with folks and therefore she abstained from the voting. The motion was approved by a motion of 3-2. Member Young hoped that this compromise was reasonable for all parties.

##### **5) BLUE ELK DEVELOPMENT – STEVE ALEXANDER**

President Martin asked Mr. Alexander if he had a copy of the DRC guidelines and Mr. Alexander acknowledged that he did have a copy of the guidelines. President Martin advised Mr. Alexander that the Commission is only looking at the exterior of the development.

Mr. Alexander clarified that this project is not currently within the town limits and not zoned under the Commission's jurisdiction. President Martin agreed that this project is not in the Town currently, but there is a proposal that this development may be taken in by the Town and they would then have jurisdiction. Mr. Alexander agreed and noted that the development is not designed architecturally at

this point in time; they are still in the planning stages. He is coming before the Commission to present some images from resorts around the globe that he might use as models and get the Commission's feedback on these examples.

President Martin explained that the development being considered will be on the old Ed Graves property across from Casa del Sol. Steve Alexander introduced himself to the Commission and explained that he has an architectural and planning business called Prince Alexander and a real estate development company called Hippocampus Development. In 1995 his company bought the seventy acre tract across from Casa del Sol, and in the last thirteen years they have been working with the Town, the County and the Department of Natural Resources on a variety of issues about the development of the property. They are thinking of this project as a Continuum of Care Community, a retirement-resort community that has a mix of amenities such as trails, housing, hotel, conference center, arts village and etcetera.

Mr. Alexander then presented a slide show of various structures and buildings with the intent of showing the types of styles of architecture he is favoring towards his development. Discussion regarding having architectural ties to Bloomington and Columbus, Indiana. A preliminary sketch of the development may be available in November.

President Martin thanked Mr. Alexander for presenting this information to the Commission. Member Young noted the DRC meeting in November will be on the 18<sup>th</sup> if Mr. Alexander would like to present information to them.

#### **6) DRC COMMISSION MEMBER HANDBOOK**

President Martin explained a draft copy of the handbook is available for the Commission members to review and they can act and react to the draft at the next meeting. Historical Landmarks Foundation Representative Renwick explained the additions to the handbook as were discussed at the last meeting and asked the Commission members to let her know if they thought other additions should be made.

#### **7) DEMOLITION DELAY ORDINANCE**

President Martin asked to postpone the discussion regarding the demolition delay ordinance since several Commission members were not in attendance at the meeting.

#### **8) HARDSHIP PROCEDURES**

President Martin noted that he was not prepared to discuss this item at this time.

#### **9) SANDWICH BOARDS**

President Martin explained that since these signs are temporary in nature, they fall solely under the jurisdiction of Brown County Planning and Zoning and not the DRC. Member Young clarified that if the sandwich boards were to be placed on the Town sidewalks or streets it would fall under the Town Council's jurisdiction.

#### **10) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION**


Historical Landmarks Foundation Representative Renwick handed out a draft of deck guidelines for the Commission to review. President Martin asked that the Commission members take these guidelines home and think about it and they will discuss the revisions at the next meeting. President Martin commented that he had been reading about masonry veneer and presented a handout about standards for

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mortar on different types of materials and asked that the Commission members look at this information and see if it is worth doing something with this in their guidelines.

**ADJOURNMENT**

Member Young made a motion to adjourn the meeting. Member Cole seconded the motion. President Martin adjourned the meeting at 6:45pm.

  
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President David Martin

10-21-08  
Date