

**NASHVILLE DEVELOPMENT
REVIEW COMMISSION MEETING
TUESDAY, FEBRUARY 24, 2009**

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

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:

Member Cole made a motion to approve the minutes of the January 20, 2009 meeting as presented. Vice-President Young seconded the motion. All were unanimously in favor.

President Martin explained he had set an agenda for each of the projects to be presented this evening. The applicant will have fifteen minutes to present their project, then any interested land owner or interested party may have five minutes, after that the applicant may respond for five minutes then the Commission will discuss the project, any additional comments for no more than five minutes each and then President Martin will entertain a motion of any sort.

President Martin noted that if there were any attendees in the audience for the Harold Stanley Project, the applicant was not able to attend the meeting and therefore this hearing is being scratched from the agenda.

4) PUBLIC HEARINGS FOR THE FOLLOWING PROJECTS:

**A. BRUCE & PAM GOULD – CORNERSTONE COTTAGE/VILLAGE MOTEL
123 E. MAIN STREET – AMENDED COA DOCKET #09-01**

Bruce Gould addressed the Commission and gave them a short history of the project. When they first submitted plans for their project they included the smokehouse cabin they intended to resurrect. Since the plans for the smokehouse were not ready they agreed they would come back to the Commission when the plans were ready.

Mr. Gould explained the smokehouse cabin dates back to the 1850's and was located down in the Elkinsville area and moved up to the site here in Nashville in the 1930's. The smokehouse was added onto after it was moved to Nashville. Mr. Gould further noted that it had always been painted gray. They took the smokehouse apart and plan to move it overtop the drain tile and all utilities were already installed to the smokehouse. He presented a site plan and elevation drawing of where the smokehouse will sit.

Mr. Gould noted the smokehouse will end up being about 28 feet by 12 feet which will include a new bathroom. The new part of the smokehouse will be covered on the outside with Brown County stone. Because this is commercial in use, it must comply with all building codes. Mr. Gould explained the entire building will not be visible from the street or any public right-of-way.

Mr. Gould showed the Commission the cypress color of the buildings they now have on their property. They will paint the beams of the smokehouse that same cypress color and the trim will be a snow color. Mr. Gould also advised they already have a bridge built across the creek that will be lighted. He noted that the smokehouse also has to have a sprinkler system installed due to new state guidelines.

President Martin asked if the audience had any questions or concerns. One audience member asked if the smokehouse would have a fireplace. Mr. Gould answered it would not have a fireplace because it is too small. It will have a screen-in porch on the north end. He noted this would be used as an overnight rental.

Member Zody asked if the revised location for the smokehouse has been approved by Planning and Zoning. Mr. Gould advised it does not have to be approved by Planning and Zoning now because it is well within the guidelines and they are not asking for a variance. Member Saurer clarified the logs will not be on the back side of the building. Mr. Gould showed the Commission that the logs will be visible on the inside but not on the outside of the back of the building per fire code. The back of the building will be cement board to comply with the fire codes. The cement board will be installed horizontally.

Historical Landmarks Representative Renwick asked what types of materials will be used for the windows and the roof. Mr. Gould advised the roof will be an asbestos shingle that looks like an older style shingle. As for the windows, they all have to be fire rated and they will look as old as they can look and still meet all fire codes.

Member Cole made a motion to approve the amended COA for Docket #09-01 for Cornerstone Cottage/Village Motel. Member Cole explained the most important thing to him is the fact this building will not be visible except within the context of the new buildings surrounding it. Because of that most of the New Construction guidelines could be applied to the smoke house and on the basis of that he selected the following guidelines: NC-2, NC-3, NC-4, NC-6, NC-7, NC-8, NC-9 and NC-11. Vice-President Young seconded the motion. All were unanimously in favor.

B. MIKE AND SYD NICKELS – 96 GOULD STREET – DOCKET #08-49

Mike Nickels was present to discuss his COA application and advised at their last meeting he asked for the Commission's input in rebuilding the porch on the front of the house at 96 Gould Street to make it more in line of the architecture of the existing building. He was considering wrapping the porch around the west side of the building. Mr. Nickels presented a sketch to the Commission of what the porch would look like.

Historical Landmarks Representative Renwick had given suggestions to Mr. Nickels regarding porch samples. Mr. Nickels reviewed those suggestions and the differences he saw were that the house calls for something not too elaborate but more a more simple style. He would like to use reclaimed materials if he can find it in good solid condition.

Mr. Voland, a previous owner of the house, was present for the meeting and noted the first porch that was on the house had to be torn off because there were four different layers of plywood that was all rotted out. They took the rails off at the same time. He then sold the house to some people from Indianapolis and they put the porch on that is there now. Mr. Voland noted the building used to be an appliance store.

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Mr. Nickels did not plan on putting a railing on it at this time. Historical Landmarks Representative Renwick asked if Mr. Nickels was planning on putting up a decorative detail in the gable. Mr. Nickels agreed that he would like to do that.

Vice-President Young made a motion to approve the COA for Mike and Syd Nickels, Docket #08-49, based upon guidelines under porches numbers one, two and three. Member Saurer seconded the motion. All were unanimously in favor.

**C. STEVE ALEXANDER – BLUE ELK CROSSING – STATE ROAD 46 EAST
– DOCKET #08-45**

Caroline Prince of Prince Alexander explained that Steve Alexander was at a County meeting at this time and thought he would be available later in the meeting. President Martin advised they would move to the report from the Town Administration now and hopefully Mr. Alexander would be present shortly.

5) REPORT FROM TOWN ADMINISTRATION

Nothing to report.

6) DRAFT ANNUAL REPORT 2008

President Martin noted that Commission members have just received a draft annual report regarding what the Commission worked on in 2008. Vice-President Young commented that the report explains all of the Sign and Certificate of Appropriateness applications that the Commission looked at in 2008. In 2008, the Commission approved 18 Certificates of Appropriateness and they approved 33 signs for a total of 51 items. The Commission also addressed three demolition permits. President Martin noted they did not deny any signs last year.

Member Zody asked if it would be useful to have the date of the application added to the report to give more information as to how long it takes to go through the process. Vice-President Young added that a sign permit is not issued until it has been paid for at Planning and Zoning so this may make it look as if the process is taking longer than it really has. Town Superintendent Bush asked to lighten the shading so that when they copy the report it is easier to read.

Historical Landmarks Representative Renwick suggested adding this information to the Town's Website to help promote the fact that the Commission is an easy group to work with and they are there to help. President Martin noted they did approve 33 new signs and the majority of those are new businesses.

7) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

President Martin advised the Town Council has not done anything with the Commissions Handbook yet. He is not sure how to get the Council to move forward on this. Vice-President Young commented that they can talk to the Council, but they have a lot of things going on at this time.

**C. STEVE ALEXANDER – BLUE ELK CROSSING – STATE ROAD 46 EAST
– DOCKET #08-45**

With no other items to discuss, President Martin returned the meeting to the Blue Elk Crossing discussion. Mrs. Prince handed copies of plans that showed Phase One of the project. President Martin noted that at this meeting they would like anyone that is an adjoining neighbor to the project to be able to ask questions about the project. Discussion. Resident JoAnn Himebaugh addressed the Commission

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and explained that she had pictures of the proposed project area. Her property backs up to the property that is proposed to be developed. President Martin advised that they should wait to discuss her issues until Mr. Alexander was present. Mr. Alexander was still not in attendance for the meeting therefore President Martin advised they would call a recess in the meeting to allow Mr. Alexander time to get to the meeting.

RECESS

A recess was called from 6:45pm to 6:54pm.

After the recess, Mrs. Prince explained that Mr. Alexander was to speak at the County meeting at this time. He offered to postpone his meeting with the Development Review Commission. President Martin commented that in fairness to those that have come to the meeting to discuss the project, they should move forward and see how well Mrs. Prince can field the questions. Member Zody noted there is a Public Hearing scheduled for this project on March 19th, 2009.

President Martin noted Ms. Himebaugh, an adjoining property owner, was present with some photographs of the project area. Ms. Himebaugh noted the pictures she is presenting are of her backyard and every spring this area floods and the driveway becomes a causeway. The entire field floods and her concern is how the project will impact those people down the creek and how it will affect her property. Mrs. Prince explained the original plans went to DNR five to six years ago and at that time they came to a conclusion about the plans. They will build in three lakes to take in the water to keep it from flooding. Mrs. Prince noted her father was Howard Prince, who built Cordry-Sweetwater and Princess Lakes. Lakes are flood protective, they gather the water and control it and this should help Ms. Himebaugh's situation tremendously because there is always going to be drainage from the hills. She advised the Commission that DNR has approved the plans that are before them.

Mike Magner, Trustee of Parkview Church of the Nazarene, addressed the Commission and asked if this meeting was an annexation meeting or a development on the buildings meeting. President Martin clarified this was a development on the buildings meeting and the annexation will go through the Town Council on March 19th, 2009 at 6:30pm. Mr. Magner asked if the legal advertisement was correct according to Indiana Code. Chief Administrator Carr noted the enclosures he received had nothing to do with the annexation. Town Superintendent Bush explained that per the Town Attorney individual letters were not required to property owners for the March 19th, 2009 public hearing.

Mr. Magner asked if the whole development was being proposed all at once. Mrs. Prince explained they are only doing the first phase at this time. Mr. Magner voiced a concern about the proposed entrance that lines up with Parkview Road on State Road 46. In his opinion, this is a bad intersection to start with and adding a new major entrance at this intersection without traffic signals is going to be a problem. Town Superintendent Bush advised that INDOT already has plans to alter that intersection, but at this particular stage of the project, Phase One does not have a bridge to get to the other side so entrance will not be an issue at this time. President Martin reiterated that the Development Review Commission only has jurisdiction regarding the exteriors of the buildings and to some degree the placement of the buildings.

President Martin asked that they make plans to walk the property. Discussion. The Commission scheduled to walk the property on March 17th, 2009 at 5pm and then have their regular meeting afterward.

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ADJOURNMENT

Member Bugher made a motion to adjourn the meeting. Member Bryan seconded the motion. All were unanimously in favor. The meeting was adjourned at 7:19pm.

David H. Martin
President David Martin

4.21.09
Date