

**NASHVILLE DEVELOPMENT
REVIEW COMMISSION MEETING
TUESDAY, OCTOBER 18, 2011**

Commission members present: President Suzannah Zody, Vice-President Richard Kelley, Member Pam Gould (arrived at 6:27pm), Member Tess Kean, Member Connie Percifield and Member Rosemary Saurer. Commission members not present: Member Anna Cassiday and Member Sadie Crum. Also in attendance – Town Superintendent Roger Bush, Chief Administrator Phyllis Carr and Indiana Landmarks Representative Laura Renwick.

REGULAR COMMISSION BUSINESS

1) **CALL TO ORDER:** President Zody at 6:00pm.

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

3) **APPROVAL OF THE MINUTES**

Vice-President Kelley made a motion to approve the minutes from the September 20, 2011 meeting as presented. Member Saurer seconded the motion. All were unanimously in favor.

4) **SIGN APPLICATIONS**

A. HIDDEN VALLEY INN – DOCKET #11-41

Lesley Erwine, manager of the Hidden Valley Inn, was present to represent the sign application. Chief Administrator Carr passed around the color pictures of the old signs and the new signs for the Commission to review. She explained the business has six signs at this time. Town Superintendent Bush reported there is a two sign limit per business and therefore they are out of compliance. Chief Administrator Carr advised the new signs were put in place before they submitted a sign application permit. Vice-President Kelley noted there were six signs before they made the new signs.

Vice-President Kelley noted one sign says guest parking and another sign says office; he asked if they were just informational signs without Hidden Valley Inn written on them they would be allowed. Town Superintendent Bush advised that is correct. Historic Landmarks Representative Renwick asked if a sign has a logo but not the lettering would it still be considered advertising. Town Superintendent Bush advised per the ordinance it would still be considered advertising. He added they must also look at the size and placement of the sign and if it is visible from the public road right-of-way. If it is not seen from the public road right-of-way it is not a means of advertisement. Town Superintendent Bush would like to have Planning and Zoning look to see if these signs are in the public road right-of-way. Member Saurer asked how many signs are visible from the road right-of-way. Ms. Erwine explained the main sign is visible from Van Buren Street, but the smaller signs are placed at angles on their area for informational purposes. President Zody clarified the signs are in violation since they have Hidden Valley's name and logo on them and they may be in the road right-of-way. Discussion.

President Zody suggested they have Zoning Inspector Kirilin of Planning and Zoning and someone from the DRC go look at each sign and decide which signs are in the road right-of-way. Member Saurer volunteered to look at the signs with Planning and Zoning and asked Town Superintendent Bush to join them on the site visit.

Vice-President Kelley made a motion to table Hidden Valley Inn's sign application until Member Saurer, Zoning Inspector Kirlin and Town Superintendent Bush have reviewed each sign. Member Percifield seconded the motion. All were unanimously in favor.

5) CERTIFICATE OF APPROPRIATENESS APPLICATION

A. HAROLD STANLEY – 91 W. FRANKLIN ST. – GAZEBO – DOCKET #10-69 AMENDED

President Zody advised this was on their agenda last month and the Commission denied the amendment. Jeff Tatham was present to represent the owners from Franklin Square where the gazebo is located. They originally received a permit to build the gazebo which was approved by the DRC. Mr. Tatham advised during the construction they were able to go from wooden angle supports to metal angle supports. These supports are decorative, eye pleasing and they match the previously approved decorative pieces that are already on the property. Mr. Tatham reported the metal angles were purchased from an antique shop and he was told they were the same time period and age of the house as well as the same style as on the house. He noted the angle supports are necessary for the winter snows and winds to maintain the roof of the gazebo.

Mr. Tatham explained the angles have acorns on them and the gazebo is in front of the Acorn Cottage business. He has consulted with the Historical Society and others to put the gazebo in compliance with the Town and the property itself. He asked to respond to the code sections that denied the amendment at the last meeting. He does not understand how they haven't complied with the guidelines and has received many compliments from visitors.

President Zody commented that she has seen the metal angles up close and it appears to her they are around the same age of the building, however there was some concern and doubt from the Commission on the age of the wrought iron angles. Mr. Tatham advised the wood supports would expand and contract causing stability issues that you won't have with metal angle supports. Vice-President Kelley advised one of the issues the Commission had is that they saw the plans, approved them with the wood look and changes were made to the structure without consulting the Commission first. Historic Landmarks Representative Renwick noted the metal angles are roughly of the same period however one of the issues the Commission had is that it is a fairly ornate type of metal as opposed to the relative simplicity of a lot of the buildings in the area. She also advised the Commission had concerns about the texture of metal versus the wood as the area is predominately wood. Mr. Tatham commented that they have used more metal in their complex than others around it but they want to keep things consistent as they have been going in this direction with metal for many years. Mr. Tatham informed the Commission the next plans for the property will include landscaping and paving of the driveway. This may take away some of the ornate look to the area. Discussion.

Historic Landmarks Representative Renwick commented that she has not seen gazebos using these types of angles and it does not appear to be traditional materials for gazebos. Mr. Tatham disagreed with this comment. Member Saurer's concern is that they approved what was presented to them originally and then they changed the materials without prior approval of the Commission. Now that the metal angles have been installed it puts them all in an awkward position. Mr. Tatham agreed with this but his father-in-law does what he is going to do and doesn't always wait for permission. He advised it would not be a big thing to take out the metal and put in wood but in his opinion it would look worse than it does now.

President Zody asked the Commission what they could do to help Mr. Tatham know what the next step should be. Member Gould commented they discussed this issue at length at the last meeting and they were not certain that it met the guidelines under which it was originally approved. Discussion. Town

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Superintendent Bush explained the ordinance has an appeals process which will have them go before the Town Council. President Zody noted the Commission has denied the amendment therefore Mr. Tatham will have to go through the appeals process or come back to the Commission with a new proposed amendment. Discussion. Member Gould asked if they could have a consultation with Mr. Tatham at the site. Historic Landmarks Representative Renwick likes President Zody's idea to incorporate more wood to tone down the metal and it would be valuable to have a session on site to look at the building in question. The Commission scheduled a site visit for Thursday, October 27th, 2011 at 5pm. Mr. Tatham thanked the Commission for their time to work with him on this project.

B. BRENT ECKHART – 211 S. VAN BUREN – RED BOX – DOCKET #11-56

Dawn Barrett and Gary Bridges, Circle K representatives, introduced themselves to the Commission as the representatives for the Red Box application. President Zody noted the Commission had this before them last month but did not have a representative present and noted the Circle K on State Road 46 is in the Commission's jurisdiction. Chief Administrator Carr reported the owner of the Circle K in town, Jenni Johnson, did sign the application but they do not have the owner's signature on the building on State Road 46. President Zody noted they should not address the one without the owner's signature however Member Gould suggested they could approve the application pending the owner's signature. President Zody agreed they could address both applications but an owner's signature would be required to be fully approved.

President Zody advised neither Red Box could be back lit as this would be against the ordinances. She believes that the proposed location of the machine at the State Road 46 location would not change the look and feel of the area as it will be located by the restrooms. President Zody noted the machine in town is proposed to be located facing the winery and the other businesses in the area. President Zody commented there are several machines already at the location in town but the proposed area is a nicer part of the building. Member Percifield wondered if the shrubbery and trees would block the machines view. Member Kean voiced concern about the location of the machine as parking is difficult to get in and out of in this area. Discussion.

President Zody asked if there was another location on the property they could put the machine. Ms. Barrett commented they were open to suggestions from the Commission and advised the building owner, landlord and her supervisor met and looked around the building and talked about pouring a concrete pad on the north corner by the side door on Washington Street. Member Kean commented this might be a better location since parking is easier at this location. Vice-President Kelley asked Town Council Vice-President King if the Council has had any discussion regarding pop machines and video machines outside buildings. Town Council Vice-President King commented they have discussed pop machines and their lighting and noted the Washington Street side would be more visible for tourists. Discussion.

Vice-President Kelley asked if there was something in the guidelines that would address this type of machine. Historic Landmarks Representative Renwick advised NC22 which talks about new accessory structures which this type of machine might fit. She addressed the signage on the machine and cited Si2, Si7 and Si11 as applicable. Historic Landmarks Representative Renwick noted the general design modifications should compliment the area. Member Gould asked if they had considered having the machine inside the store. Ms. Barrett explained the Red Box company that provides the service is an exterior program and also their locations are not open twenty-four hours a day. Member Gould spoke about a past Commission's directive to tone down Subway's logo and she wondered about the color red on the Red Box to blend in with the building and have it looking appropriate. She looks at this application as precedent setting and asked if they could tone down the red color of the machine.

Ms. Barrett advised Circle K would have to talk to Red Box about that request and they may say this is the way the box is made. Discussion.

President Zody asked if the machine was on the Washington Street side are they looking at the stairwell area. Ms. Barrett personally looked at this area and she likes this as it is tucked underneath. Discussion. President Zody commented that if it were in the stairwell it would be ideal visually rather than on the other side of the building. Ms. Barrett asked if she would need to go back to the landlord and see if they would agree to this. The Commission advised she would have to get the landlord to agree to the change and Member Kean noted the Spa upstairs uses this stairwell and they may have an opinion as to the location of the machine. President Zody asked for a motion to table the application pending Ms. Barrett's investigating a new location. Member Kean spoke about lighting and that the applicant may want to consider external lighting on the building as there in an ordinance against the machine being lit up. President Zody asked that Ms. Barrett come back to them with location possibilities along with more details about lighting. Member Gould commented they need to make sure the machine is not within the town right-of-ways.

Vice-President Kelley made a motion to table the downtown Nashville, Circle K location for Red Box. Member Percifield seconded the motion. All were unanimously in favor.

President Zody asked if there was any further discussion regarding the Red Box on State Road 46. Town Council Vice-President King asked the Commission to keep in mind there is a distinction between the Village District and the Business District. Discussion. President Zody suggested the Commission could approve this application contingent on them complying with the lighting ordinances and the signature of the property owner.

Vice-President Kelley made a motion to approve application #11-56 for the Circle K Red Box location on State Road 46 under the following guidelines: NC22, Si2, Si7 and Si11 with the appropriate owner's signature and with the correct lighting at the location. Member Kean seconded the motion. All were unanimously in favor.

C. MATTHEW GELINSKE – 216 S. VAN BUREN – DOCKET #11-59

Matthew Gelinske was present to represent his application. Mr. Gelinske presented plans regarding his potential business, House of Thunder, to be opened at the old miniature golf course. President Zody asked Mr. Gelinske to give the Commission an overview of his project.

Mr. Gelinske reported he is the owner of House of Thunder, and the potential owner of the building at 216 S. Van Buren. He is in the process of the purchase of the property; however there are some contingencies as some things need to be done to the property and with the Commission's approval of those changes they can move forward with the purchase of the property. Mr. Gelinske explained without the Commission's approval he would not be able to conduct the business he would like to conduct on the property. Mr. Gelinske advised the House of Thunder will be a retail location in regards to clothing and accessories for motorcycle enthusiasts which he believes they are seeing an increasing amount in Nashville.

Mr. Gelinske explained he plans to cover the already poured concrete patio with a porch roof giving the structure the look of a general store and the roof would be the same size as the concrete patio. He does not plan to change the siding or the stone on the outside of the structure. President Zody asked what the roof would be made of. Mr. Gelinske presented the regal red color sample of the standing seam metal roofing that he would like to use and noted this is the same color that is on the building. The roof of the

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building has this same material and color. Discussion. President Zody asked what color the wooden posts would be painted. Mr. Gelinske advised he would put a cedar stain on the posts for a wood tone stain, he would like a country feel for the store. He commented that the posts would go in the same position that the support posts for the existing trellis; he is just replacing the posts. Mr. Gelinske spoke about the canopy covers above the front door and windows and he plans on removing them and not replacing them.

President Zody noted there is not a sign application before them this evening. Mr. Gelinske advised he has not submitted a sign application and the current sign at the roadway he plans on eliminating. At this time he only plans on requesting a sign to be placed above the porch roof on the gable end of the building. He will come back before the Commission for the sign at a later date.

President Zody commented on the large amount of parking that is on the plans and asked if the parking is intended exclusively for his customers or would he be renting it out. Mr. Gelinske reported the front portion of the parking area will have 71 spaces for motorcycle parking only. The apron coming off of Van Buren, if allowed by the State, is going to be considerably narrower than what it is now to only access motorcycle parking only. Mr. Gelinske noted that this will alleviate 71 motorcycles from parking in the town and opening up those spaces for car parking. This should also help to keep down some of the noise associated with motorcycles. He advised they will not charge the motorcycles to park in his lot nor will they kick them out if they do not shop in his store. President Zody asked about the parking lot in the back of the building. Mr. Gelinske reported the plans show 25 automotive spaces and his intent is not to charge for these spaces.

Vice-President Kelley asked if the neighboring property has been notified of these plans. Chief Administrator Carr explained this meeting is a preliminary meeting of the concept, next they will have to schedule a Technical Review Committee meeting and then a Public Hearing. Town Council Vice-President King asked what the Sunday hours of operation would be since there is a church near the business. Mr. Gelinske advised he is willing to work with the community on the hours and added he is not looking to have late hours of operation, perhaps 7pm or 8pm during the middle of summer during the week.

Town Superintendent Bush explained since this project is going to require a permit from Planning and Zoning, it will require a Technical Review Committee meeting. However, Mr. Gelinske needs a preliminary approval of concept since his purchase is pending the concept approval. Member Saurer spoke about the great deal of unhappiness about noise from motorcycles that do not comply with the noise ordinance and asked Mr. Gelinske if there was anything he could do with his customer to help spread the word. Mr. Gelinske advised with the Commission's approval he could put signage outside the building regarding the noise ordinance warnings. Discussion. Town Superintendent Bush advised this type of discussion needs to be saved for the TRC meeting and the DRC is to look at the façade and that sort of thing. Mr. Gelinske advised they will be installing more mature foliage and trees between the roadway and the parking area rather than the small shrubbery that is currently installed.

President Zody asked if the Main Street design would apply to this project. Mr. Gelinske advised he is not doing any sidewalk work. Town Superintendent Bush explained since Mr. Gelinske is not doing any work to the sidewalks this would not have anything to do with the Main Street design. President Zody commented there was a lot of blacktop in the plans and asked Mr. Gelinske if he would consider more landscaping especially in the back parking lot. Mr. Gelinske commented that he would consider doing more landscaping and will add more trees if needed.

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Vice-President Kelley moved to approve the concept of application Docket #11-59 for Matthew Gelinske under the following guideline: NC3, NC4, NC6, NC15, DR13 and DR14 and contingent on a TRC meeting and a Public Hearing in front of the DRC with specific plans. President Zody added they would need specific landscaping plans along with the samples of the roof and any other materials. Member Kean seconded the motion. All were unanimously in favor of the motion. The Commission and Mr. Gelinske scheduled a TRC meeting for Monday, October 24th, 2011 at 1pm. Chief Administrator Carr reported the Public Hearing will be scheduled for Tuesday, November 15th, 2011 at 6pm at the Town Hall. Chief Administrator Carr advised she would gather the names of the property owners that are in the area to be notified of the Public Hearing.

6) REPORT FROM TOWN ADMINISTRATION

Chief Administrator Carr reported she has given out a lot of sign applications but has not had any return to her office.

7) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

President Zody advised the Commission has before them the second draft of the fencing guidelines that Historic Landmarks Representative Renwick created. President Zody suggested on guideline F4 they should delete "in Nashville's business districts". The Commission agreed to delete this. President Zody commented on F6 and thought they should change it to say something about the fence should be of the appropriate historic period with the surrounding buildings. Discussion. Historic Landmarks Representative Renwick will work on this guideline and bring another draft for the Commission to review. Member Gould asked about the process. President Zody explained once the Commission approves the guidelines they will be presented to the Town Council for approval and once approved it will become part of the guidelines.

President Zody noted they received an e-mail regarding the orange fencing at the old putt putt site and it explained the fencing is holding up the ground until the grass takes hold.

President Zody asked if the color palette committee has met. Member Saurer commented she and Member Percifield have not yet met. Member Percifield commented that some buildings may be appropriate for some colors and other buildings not. President Zody explained the idea of the committee was that they make recommendations for any colors that should be removed from the palette that can be approved in-house. This doesn't mean the colors would not be approved for a building; they would need to come before the Commission for approval. Town Superintendent Bush noted if the color was like for like the staff approval process is a stream line process which would allow applicants to come in and walk out the door with an approval. Town Superintendent Bush wants the process to be black and white and not require staff opinion. Discussion.

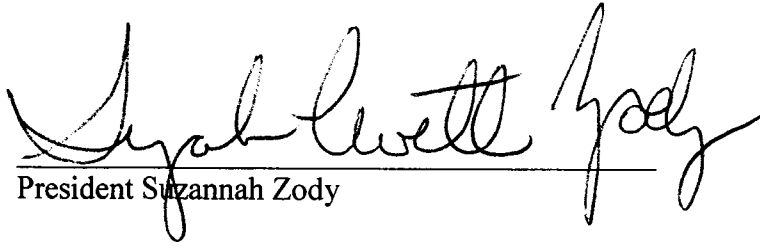
Historic Landmarks Representative Renwick offered to meet with the color palette committee to discuss removing a few colors from the color palette. President Zody asked the color palette committee to come back to the Commission with their recommendations and they can propose the revision to the Town Council for their approval. The color palette committee is scheduled to meet with Historic Landmarks Representative Renwick prior to the scheduled site visit to the gazebo on October 27, 2011.

ADJOURNMENT

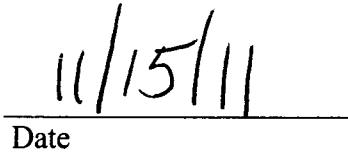
Member Kean made a motion to adjourn the meeting. Member Percifield seconded the motion. All were unanimously in favor. President Zody adjourned the meeting at 8:05pm.

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The audio recording made at the Development Review Commission meeting on 10-18-11 is retained in the office of the Town Clerk-Treasurer.



President Suzannah Zody



Date