

**NASHVILLE DEVELOPMENT
REVIEW COMMISSION MEETING
TUESDAY, SEPTEMBER 15, 2009**

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

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) SIGN PERMIT APPLICATION

A. SILAS ANDREWS BOUNTIFUL – DOCKET #09-33

A representative was present to answer questions about the proposed sign. Vice-President Young asked what material will be used for the sign. The representative advised the sign would be made out of wood. The background color of the sign will be black and gold and the lettering will be white and will be hung on the existing sign hanger on the building.

Vice-President Young made a motion to approve the sign application for Silas Andrews Bountiful Docket #09-33 based on the following guidelines: Si-2, Si-6, Si-7, Si-8 and Si-11. Member Zody seconded the motion. All were unanimously in favor of the motion.

4) CERTIFICATE OF APPROPRIATENESS – AMENDMENT REQUEST

A. BIG WOODS BREWING CO. – JEFF MCCABE – DOCKET #09-25

Jeff McCabe explained they would like to use different colors on the exterior of the building and showed the Commission the color samples. He also plans on using fiber cement shingles that are in a wood pattern to be used as the trim under the windows on the front of the building.

Vice-President Young made a motion to approve the amended COA for the Big Woods Brewing Company Docket #09-25. She noted the first approval was on July 21, 2009 and the COA was amended and approved on August 13, 2009. Member Zody seconded the motion. All were unanimously in favor of the motion.

5) PUBLIC HEARING: REAL AMERICA DEVELOPMENT – WILLOW MANOR – DOCKET #09-31 – LOCATED AT THE NW CORNER OF WILLOW STREET AND HAWTHORNE DRIVE, NASHVILLE, IN 47448

President Martin opened the Public Hearing for any comments from the audience. One local resident voiced her approval of the project and noted they need more housing in town.

President Martin asked if there were changes from previous renderings of the project. Ronda Shrewsbury of Real America advised the only changes made were the ones discussed at the last DRC meeting and those changes involved the sidewalk and lighting concept along both streets. She reported

DEVELOPMENT REVIEW COMMISSION MEETING, SEPTEMBER 15, 2009

they have also modified the drainage area to do a wetlands concept. Ms. Shrewsbury reviewed the changes to the lighting plan and sidewalks with the Commission.

Member Saurer asked about the location of the dumpster. Ms. Shrewsbury explained there will be one dumpster enclosure at the end of the building and there will also be a chute inside the building that the maintenance person will use. The chute will also be enclosed as well.

Vice-President Young asked about the maintenance plan for the wetlands. Ms. Shrewsbury believes if the Town is able to utilize this area as a part of their wetland, it will require a specific maintenance plan. Town Councilmember Bob Kirlin commented the wetlands will have to be monitored by DNR for three years and if there are no problems at the end of the three years they will walk away. Dane Waltman of Real America reported he had already spoken with Councilmember Kirlin about obtaining coordination with DNR for the scope of requirements.

President Martin voiced concerns about the apparent mass of the building in this setting. He reported looking at the other buildings in the area, at how they appear, including their materials and colors that make up those buildings. He noted the buildings in the area were constructed before the Commission came into being. He presented a list of information he gathered during his examination of the buildings in the area. The developers explained how they have designed the building in such a manner to bring the eye-line down so you are not looking at one big mass of a building. The landscaping has also been designed to bring down the sight line.

Vice-President Young asked about the height of the proposed project versus the height of the Comfort Inn. Ms. Shrewsbury advised the proposed building is about a foot or two higher than the Comfort Inn and the length of the building is approximately equivalent to the Comfort Inn plus the License branch building.

Curt Scroggins of Bear Hardware asked about the drainage plans. Mr. Waltman explained the drainage plans are tied in with the wetlands plan. Town Superintendent Bush has reviewed the drainage plans and things looked to be in order. Discussion. Vice-President Young noted all of the area will have to be approved by IDEM as well.

President Martin commented his preference would be for the material transition to take place in the insets rather than out front. He is concerned about the use of brick as it is not used in any of the buildings in this area and believes the use of wood or stone, which is earthier, would better fit in this environment.

Member Zody commented the size of the building does not bother her because the roofline is only two feet higher and only slightly bigger in length than the Comfort Inn. She is ok with brick in this application, the mixture of stone, siding and brick seems to be a nice rustic mixture. Ms. Shrewsbury noted the brick gives a residential feel to the three story building. Vice-President Young remarked she liked the colors chosen and the feel of the mixture of materials. Discussion.

Ms. Zody asked if there are any proposed trees or shrubs that the Commission might see as an invasive plant. Member Saurer noted the burning bush is an invasive shrub. Real America noted they are willing to make changes if there are plants that would be better suited for this area.

DEVELOPMENT REVIEW COMMISSION MEETING, SEPTEMBER 15, 2009

Historic Landmarks Representative Renwick commented she shared the same concerns as President Martin regarding the overall scale of the building. She added that any way that the building can be broken up visually with plantings and maximizing the offsets would be a good thing. Member Saurer voiced the same concerns and noted the long brick structures concern her. Ms. Shrewsbury explained the design was made in such a way to break up the building so it does not appear as a big large structure. Discussion. Member Bugher remarked he did not see anything wrong with using three different materials and does not believe the height of the building would hurt things in the area.

Vice-President Young noted if Real America is willing to check out any plants that are invasive and remove them from the landscaping plans she is in favor of the landscaping plans. She also thanked Ms. Shrewsbury for changing the area from a retention pond to a wetland area. President Martin and Member Saurer agreed with Vice-President Young that the wetland area is a better idea.

Vice-President Young made a motion to approve the COA application for Real America Docket #09-31 based on the following guidelines: NC2, NC3, NC11, NC12, NC14, NC15, NC23 and NC24. Also based upon the new landscape and lighting plans presented this evening. Member Zody seconded the motion. Member Saurer asked to have some sort of consideration about the wrapping to minimize the size if that is possible. President Martin asked if Vice-President Young would like to amend the motion or leave it alone. Vice-President Young replied that she would leave her motion as presented.

Vice-President Young, Member Bryan, Member Bugher, and Member Zody voted in favor of the motion. Member Saurer voted against the motion and President Martin abstained from voting. The motion passed.

6) GUIDELINES AND APPLICATION AMENDMENTS

President Martin advised the changes have been highlighted in the Commission member's packet of information. Historic Landmarks Representative Renwick explained the main change under alterations to an existing building on the COA application will be "specify where colors will be applied and which elevations will be painted". Vice-President Young commented this covers what they were talking about at the last meeting.

Member Saurer made a motion to approve the changes to the guidelines and the application. Vice-President Young seconded the motion. All were unanimously in favor of the motion.

7) REPORT FROM TOWN ADMINISTRATION


Chief Administrator Carr advised she sent out five letters regarding banners that should be removed. Two were undeliverable or unclaimed.

8) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION

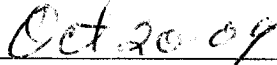
Nothing presented.

ADJOURNMENT

Member Bugher made a motion to adjourn the meeting. Member Zody seconded the motion. All were unanimously in favor. The meeting was adjourned at 7:02pm.



President David Martin



Date