

**NASHVILLE DEVELOPMENT  
REVIEW COMMISSION MEETING  
TUESDAY, SEPTEMBER 21, 2010**

**Commission members present:** Vice-President Brenda Young, Member Anna Cassiday, Member Tess Kean (arrived at 6:10pm), Member Richard Kelley, Member Connie Percifield and Member Rosemary Saurer. Commission members not present: President Suzannah Zody and Member Geoff Thompson. Also in attendance – Town Superintendent Roger Bush, Chief Administrator Phyllis Carr and Indiana Landmarks Representative Laura Renwick.

**REGULAR COMMISSION BUSINESS**

1) **CALL TO ORDER:** The meeting was called to order by Vice-President Young at 6:02pm.

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

**3) APPROVAL OF THE MINUTES**

Member Saurer made a motion to approve the minutes from the July 20, 2010 meeting and the August 17, 2010 meeting as presented. Member Kelley seconded the motion. All were unanimously in favor.

**4) SIGN PERMIT APPLICATIONS**

**A. ONE OF A KIND GIFT DESIGN – DOCKET #10-42**

Amber Costello was present to represent her sign application and explained she has removed the sign from her store window. Ms. Costello advised she is requesting one two sided sign made of wood with a gloss finish. Town Superintendent Bush reported he has approved the dimensions of the sign. Member Kelley asked about lighting on the sign. Ms. Costello said there would not be lighting on the sign.

Member Kelley made a motion to approve the sign application for Docket #10-42, One of a Kind Gift Design based on the following guidelines: Si-2, Si-6 and Si-11. Member Cassiday seconded the motion. All were unanimously in favor.

**B. THE ORIGINAL SOUP TO NUTS – DOCKET #10-63**

Christine Wanner was present to talk about her sign application. Chief Administrator Carr passed around the sign color samples for the Commission members to review. Ms. Wanner explained she is applying for two signs and each will be two sided. Town Superintendent Bush approved the height and dimensions of the signs.

Vice-President Young asked what materials the signs will be made out of. Ms. Wanner advised the signs will be made of aluminum with a matte finish and a screen print. Indiana Landmarks Representative Renwick asked where the signs will be located. Ms. Wanner explained there is already an existing pole by the front of the complex where the previous tenant hung their sign and the second smaller sign will be like an address sign up above the back door. Ms. Wanner noted she is also planning on hanging a iron skillet with the words Soup to Nuts hanging on the wall in front porch and this will not be visible from the road. Member Kelley asked if there would be lighting on the sign. Ms. Wanner reported there would not be lighting on the signs.

Member Percifield made a motion to approve the sign application for The Original Soup to Nuts, Docket #10-63 based on the following guidelines: Si-2, Si-8, Si-11, Si-14 and Si-17. Member Saurer seconded the motion. All were unanimously in favor.

**C. PAWS AND CLAWS – DOCKET #10-64**

Marilyn Hamilton was present to talk about her sign application. She explained the sign is an 8" x 24" inch wooden sign for the time being. Vice-President Young asked if the sign could be approved in-house. Town Superintendent Bush reviewed the sign and reported it could indeed be approved in house. Member Kelley asked that the Commission approve the sign since Mrs. Hamilton was present for the meeting.

Member Kelley made a motion to approve the sign application Docket #10-64 for Paws and Claws, based on the following guidelines: Si-2, Si-6 and Si-11. Member Kean seconded the motion. All were unanimously in favor.

**5) CERTIFICATE OF APPROPRIATENESS APPLICATIONS**

**A. RICHARD HALL – RED BUD TERRACE – DOCKET #10-52**

The paint contractor for Richard Hall was present to discuss the Certificate of Appropriateness application. Chief Administrator Carr passed around the color swatches of the proposed paint colors. The paint contractor explained the building will have a matte finish and the doors and trim a satin finish.

Member Kelley made a motion to approve the Certificate of Appropriateness application for Docket #10-52, for Richard Hall and Red Bud Terrace, based on the painting guidelines: P1, P3 and P7. Member Saurer seconded the motion. All were unanimously in favor of the motion.

**B. STEVE ALEXANDER – BLUE ELK CROSSING – DOCKET #8-45**

Steve Alexander was present to discuss his project with the Commission. Vice-President Young explained the Commission has seen the landscape plans and she would like Mr. Alexander to give an overview of the whole project to the Commission.

Mr. Alexander reported the plans for phase one have not changed since he last presented them to the Commission. He has requested approval of the first phase of the senior housing which consists of apartments and garden homes. Mr. Alexander explained that phase one which is located off of Old Hwy 46, will contain 64 dwelling units 55 of which will be in the apartment building and 9 will be the garden homes around the perimeter. He explained phase one is the beginning of making a town square as when they do phase two it will be completing the other side of the square. This will allow for a courtyard area with artwork incorporated in the area.

Mr. Alexander spoke about the need for retention ponds in this area due to the flood plain. Vice-President Young asked about the water levels in the ponds. Mr. Alexander explained DNR requires a terraced edge design which will mean he is creating a perimeter wetland on the lower edge so when it gets to its normal pool level there will be wetland areas around the perimeter. The retention ponds will be raised with fill dirt and the parking lot will be raised also as the fire department wanted to be able to drive around at the higher grade.

The Commission asked for further information on the landscaping plans. Mr. Alexander showed where the existing wooden area will remain and where new planting will be placed. Indiana Landmarks Representative Renwick asked when will phase one begin. Mr. Alexander advised he is now hearing back from banks as the recession has been declared to be over. He is currently working with investment bankers at this time and it will depend on how the market is responding to the demand of this type of housing.

Vice-President Young would like for all the Commission members to review the project plans over the next month and come up with questions and suggestions. She and Town Superintendent Bush will go through the checklist of things they will need from Mr. Alexander. Vice-President Young advised it would be a good refresher for the Commission to look at the actual site and added this project has already gone through a technical review committee meeting and a public hearing was held in February. The Commission scheduled a site visit for Wednesday, October 6, 2010 at 5pm and Mr. Alexander will give a tour of the site.

**C. JOHN TALBOT – BROWN COUNTY HEALTH AND LIVING – DOCKET #10-51**

John Talbot was present to discuss the Certificate of Appropriateness application. Mr. Talbot passed around the material and color samples for the proposed project. Vice-President Young commented that this project has gone through the Technical Review Committee but has not had a public hearing yet. This evening's discussion is for the Development Review Commission to look at the project layout, materials and colors. Chief Administrator Carr advised the Public Hearing has been scheduled for Wednesday, October 6, 2010 at 6pm.

Mr. Talbot explained the walls will be made of cement fiber and stone and the roof will have the same shingle or as close as possible to what is on the existing building. Vice-President Young asked about the window styles. Mr. Talbot said the window style would be the same or as close as they could get to the same style.

Vice-President Young asked Mr. Talbot to give the Commission a general overview of the proposed project. Mr. Talbot explained he is with Cardon Associates, the owners of Brown County Health and Living. They would like to add approximately 3,600 square foot addition for a physical therapy area/gym and home transition area. There will also be some internal work with flipping dining rooms and offices with no impact on the exterior. Mr. Talbot passed out pictures of the lighting and advised they will not be adding any parking lights in fact they will be taking one out. They may need to move one exterior light on the building due to moving the entrance. Mr. Talbot went over the project layout with the Commission.

Vice-President Young asked if anything new will be added in the landscaping. Mr. Talbot showed the plans that show they will be adding eight maple trees, two spruce trees and the new entrance will have far more landscaping than it does now. The foundation landscaping will include serviceberry and viburnums. Mr. Talbot explained they are going for a fresher look to the building and landscaping.

Indiana Landmarks Representative Renwick asked what the window materials would be. Mr. Talbot reported they would be vinyl windows, the same as what is currently on the building. The windows in the new area will be taller as they are in the larger physical therapy room which will allow for more natural lighting. Member Saurer asked about the landscaping in front of the doorway. Mr. Talbot explained the new entrance will have a sidewalk coming off the drive and a half moon shape of landscaping will be in front of the entrance.

Mr. Talbot said he appreciated Chief Administrator Carr and Town Superintendent Bush and the Town's staff for their help in this project and they have been very good to work with. Vice-President Young thanked Mr. Talbot for working with the Commission.

**D. AMERICAN ENVIRONMENTAL FAMILY FUN CENTER – KIM JURCZAK –  
DOCKET #10-60**

Kim Jurczak introduced herself to the Commission and advised she is an engineer with American Environmental and they are the environmental consultant for the Circle K station at 211 Van Buren Street. The Circle K is the responsible party to remediate the soil on their property as well as the Family Fun Center property.

Vice-President Young informed the Commission they have a Certificate of Appropriateness application before them stating proposing a corrective action plan by excavating the subsurface soils, partial demolition of the putt-putt course, installation of two monitoring wells, site restoration to gravel stone lot and the perspective property buyer will submit a separate application for Certificate of Appropriateness. Vice-President Young asked what partial demolition meant as far as the putt-putt course. Ms. Jurczak reported the demolition would involve the eastern portion of the Family Fun Center property; they will demolish part of the water structure to the sidewalk. Member Saurer commented that her understanding is that they will dig out the dirt that is contaminated with oil that is leaking underground. Ms. Jurczak clarified that this is to clean up a gasoline impact. She explained soils probes were done last year and this gave them the data they needed to plan the excavation areas.

Member Kelley voiced a concern that they are proposing to demolish some of the putt-putt course and asked what would be left and how would it look appearance wise once they completed the project. Ms. Jurczak explained her intention is to put a gravel lot over the demolished area as she is not sure what a perspective buyer may want to put on the property and at this time there is not an agreed purchase order for the property. Ms. Jurczak added they may have to demolish more depending on how the area caves in when they do the excavating. Vice-President Young spoke about being concerned that if the area is just filled in with gravel or pavement, they don't know how long it will be before someone buys the property and it could be sitting there a long time in this condition. Ms. Jurczak explained they would fill the excavated area with gravel which would be at least five feet deep. A member from the audience commented that she understood the area was to be returned to like condition. Ms. Jurczak advised she spoke with the bank who is the current owner and they have perspective buyers but they are not sure how the property will be used. Discussion. Indiana Landmarks Representative Renwick commented they need to know how the area will be finished before they approve of the demolition. A representative of the bank said the bank wants a flat level lot at this time. Ms. Jurczak reported her plan b would be to put down soil and plant grass. Discussion.

The Commission asked to have a site visit scheduled. Town Superintendent Bush advised that neither a demolition permit nor public hearing is required for this project. Vice-President Young asked if this project would require a technical review. Indiana Landmarks Representative Renwick commented that there seems to be a lot of unanswered questions and uncertainties about how this is all going to appear and work together. She also wondered if plan b would be feasible to do and thought a site plan would help give them more information along with landscaping plans. Town Superintendent Bush does not believe a technical review is required for this type of project. The Commission scheduled the site visit for Thursday, October 7, 2010 at 5pm. Member Saurer asked to have the area flagged and marked so the Commission could easily see what the project area involves. Ms. Jurczak confirmed she could mark the area and will also bring along the site plan and construction specs for bid.

A member of the audience suggested the area could include some sort of landscaping buffer to create a visual screen from the street and sidewalk to provide a visual softening in the interim. Ms. Jurczak said she had not considered this but appreciated the idea.

Vice-President Young thanked everyone for their input and noted they would meet again on October 7, 2010 at 5pm for the site visit.

**E. BROWN COUNTY GOVERNMENT - DOUG HARDIN – EMS BUILDING –  
DOCKET #10-61**

Vice-President Young reported preliminary plans have been submitted to the Development Review Commission. She noted in September 2009 a Technical Review Committee meeting was held on this project and they asked at that time that materials for this building be the same as what was used on the Law Enforcement Building. They also asked that the landscaping would help to minimize the size of the building. A public hearing was not scheduled as grant monies had not yet been received.

Doug Hardin, an architect on the project addressed the Commission and reported grant monies have now been received and he reviewed the project plans with the Commission. Mr. Hardin advised the materials will stay the same and discussed previously and they did receive excellent bids. One bidder believes they can put the block veneer all the way up the south side of the building rather than having metal siding. Mr. Hardin added they are planning on lowering the building down a bit more so from the highway there will be more of a natural berm to hide the building even more.

Vice-President Young asked when they would like to start the project. Mr. Hardin advised they are ready to start anytime but first they have to get all the permits in a row before the release of funds. Vice-President Young reported they will hold a public hearing for this project on Wednesday, October 6, 2010 at 6pm. Member Saurer asked for an elevation drawing as to how this would look from the road. Mr. Hardin will bring this type of drawing to the public hearing for their review. He believes with the lower bids they can add back some addendums one of which includes asphalt in the area. Mr. Hardin noted the grant funds specify that this project must be completed by November 2011. Member Saurer asked if the grant funds will be used for landscaping. Mr. Hardin reported all the excavating and landscaping work have been donated.

Vice-President Young asked about lighting. Mr. Hardin directed the Commission to the site plan and showed they are simply relocating the lights that are currently on the property. There will also be a couple of wall packs on the wall when that will come after hours when emergency lights come, but nothing on the hotel side. Mr. Hardin added there may be some decorative lights near the front door to identify it.

**6) REPORT FROM TOWN ADMINISTRATION**

Chief Administrator Carr advised six sign applications were approved in-house; Town House Gifts, The Rustic Cupboard, Midnight Sun Artistry, Rose Petal Reflections, Old McDurbin Gold and Gifts and South Central Community Action Program, Inc..

**7) ANY OTHER BUSINESS THAT MAY COME BEFORE THE COMMISSION**

Indiana Landmarks Representative Renwick reported there was a good turn out for the historic windows workshop of about 12-15 people. If the Commission is interested in sponsoring other workshops or programs please let her know. Member Kelley reported that he attended the workshop and found it to be rather eye opening in a lot of ways.

Member Saurer asked if anything had been done about the large sign that is outside of Common Grounds. Member Cassidy has seen it a couple of times but not sure if anything has been done. Vice-President Young read from the minutes that Chief Administrator Carr will contact Planning and Zoning about the sign.

DEVELOPMENT REVIEW COMMISSION MEETING, SEPTEMBER 21, 2010

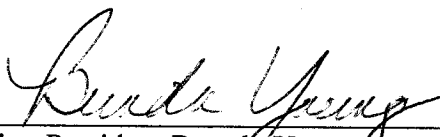
Member Percifield asked if there was any follow up to the Wild Flower Gallery. Member Saurer asked about the "grandfathered -in" signs on the north side of Pit Bull Leather shop. Vice-President Young advised Chief Administrator Carr and Zoning Inspector Kirlin will investigate these issues.

Member Cassiday asked if the County Commissioners had been contacted regarding a demolition permit for the old jail. Chief Administrator Carr advised she had sent a letter to Bill Austin regarding the demolition. Discussion. Chief Administrator Carr reported she has not received a demolition permit for this project but has received a demolition permit for the gazebo. Town Superintendent Bush explained the gazebo will be removed and a new structure will be built on this lot. The new structure will require a Technical Review Committee meeting then will go before the Development Review Commission. Town Superintendent Bush explained the new structure will be of a shelter house type building.

Vice-President Young spoke about the Commission's request of the Town Council to review proposed changes to the guidelines, awnings, sign contents and the demolition ordinance. She suggested that the Commission schedule a special meeting with the Town Council to address these issues as the regular council meetings are very full for a large discussion. Discussion. Vice-President Young advised if President Zody is unable to attend the October Town Council meeting, she would be willing to present the staff guidelines and awnings to the Council for their approval. Indiana Landmarks Representative Renwick noted the Development Review Commission has not approved the staff approval guidelines yet. She explained the change to the guidelines in that a sign may be approved by staff if it is being relocated and had prior Commission approval. Member Kelley commented that he believes historic preservation is the most important topic at this time.

**ADJOURNMENT**

Member Kean made a motion to adjourn the meeting. Member Cassiday seconded the motion. All were unanimously in favor. Vice-President Young adjourned the meeting at 7:46pm.

  
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Vice-President Brenda Young

10/19/10  
Date