

**NASHVILLE DEVELOPMENT REVIEW COMMISSION MEETING  
TUESDAY, OCTOBER 18, 2022**

Commission Members present: President Greg Fox, Vice-President Andi Wilson, Member Bruce Gould, Member David Martin, Member Phil Stephens. Commission Members not present: Member Jocelyn Hawkins and Member Alyn Brown. Also in: Administration Manager Phyllis Carr, Town Manager Sandie Jones, Indiana Landmarks Representatives Mark Dollase and Alex Brooks.

**COMMISSION BUSINESS**

**1. CALL TO ORDER**

Meeting called to order at 6:00 pm by Member Fox.

**2. ROLL CALL**

The roll was called by Administration Manager Carr.

**3. APPROVAL OF THE MINUTES – 8-16-2022, 9-06-22 AND 9-20-2022 MEETINGS**

Member Stephens moved to approved the 8-16-22, 9-06-22 and 9-20-22 minutes as presented. Member Gould seconded the motion. All were unanimously in favor.

**4. PUBLIC HEARINGS**

**A. BROWN COUNTY HEALTH AND LIVING – J. ZACH BODE – DOCKET #22-59**

Heather and Scott were representatives for CarDon and Associates. They are proposing to reconfigure the staff parking lot, use the added garage for storage, add a wooden fence to hide the dumpster and add on to the kitchen. They are using the same colors and materials for the additions. Asphalt shingles will be used and the lighting to match the existing lighting. They will be moving the existing sign next to the flag pole. The sign will be of the same materials. They will be updating the drainage inlets, since the existing drainage is useless.

Member Stephens made a motion to approve the Certificate of Appropriateness for Brown County Health & Living – Docket #22-59, under guidelines: R1, R4, R5, LI1, LI2, LI16, S1, S7, SI2, SI6, SI7, SI10, SW2 and DR1. Member Gould seconded the motion. All were unanimously in favor.

**B. BROWN COUNTY COURT HOUSE – KYLE KERTIENS - DOCKET #22-60**

Mary Wertz, Andy Reed and Kyle Kertiens were present. Mary Wertz gave a presentation of the security for the public and inmates. At this time, there is no holding cells for the inmates at the Court House. They are proposing to add a Sally Port and holding cell, with a new secure entrance for the public. The Court has received funding through grants and they are hoping the bids will come in so both proposed projects can be done. Todd Baker will be doing the landscaping. Kyle went over the plans. They will match the new materials as close to the existing as possible. When adding the Sally Port, they will lose a couple of parking spaces out front. The new entrance could lose up to five parking spaces and the handicap space will be relocated and ramps added. The door is larger so this helps with people with disabilities. They

## **DEVELOPMENT REVIEW COMMISSION MEETING FEBRUARY 15, 2022**

will be using asphalt shingles to match the existing roof. Kyle's intent is to do both bids, one project (Sally Port) is one project and the (entrance) is the secondary projects. If bids come in low enough, they will do both projects, but if not, the Sally Port will be done.

Bid process takes time. Bids will be due, bid opening, tabulate & review bids. They have to go with the lowest bidder, so this should be done by mid November and will probably need a month to mobilize. Kyle was asked where people were to park during this time. Kyle will speak to the contractor, but thinks construction vehicles can park on the grass areas of the project site.

Mark Dollase with Indiana Landmarks asked if the west side of the building could have a design in the brick or a round vent. Kyle stated there will be a white picket fence around the new Sally Port addition on the Van Buren side. There are also large trees in this area which would block any design or decoration to the building.

Vice-President Wilson made a motion to approve the Certificate of Appropriateness for the Brown County Court House – Docket #22-60, under guidelines R1, L3, DR1, W2 and LI1. Member Stephens seconded the motion. All were unanimously in favor.

Public Hearing Closed.

### **5. CERTIFICATE OF APPROPRIATION**

#### **A. NASHVILLE GENERAL STORE – BRIAN YEATMAN – DOCKET #22-62**

Brian Yeatman present. He is proposing putting a metal roof over the kitchen portion of the Nashville General Store. The roof would match the breezeway roof. They will do the cabin roof at a later date. There are no changes to the gutters or downspouts, along with no lighting changes.

Member Gould made a motion to approve the Certificate of Appropriateness for the Nashville General Store – Docket #22-62, under guidelines R1, R2, R4 and R5. Member Martin seconded the motion. All were unanimously in favor.

#### **B. ALMA WOOTEN – 132 & 162 E. WASHINGTON ST. – DOCKET #22-63**

Alma Wooten present. Alma stated they needed to replace the roofs due to them leaking. They will be removing the skylights. Some gutters need to be replaced, but it will all match the existing roof and gutters. They will use asphalt shingles.

Member Martin made a motion to approve the Certificate of Appropriateness for Alma Wooten, Docket #22-63, under guidelines, R7. Member Gould seconded the motion. All were unanimously in favor.

#### **C. BROWN COUNTY CONVENTION & VISITORS BUREAU – DEBBIE BARTES – DOCKET #22-64**

President Fox and Member Gould are on the Visitors Board, but they don't have any financial interest moving the mural to the back side of the building. Debbie Bartes stated they want to place the mural on the fence that currently sits behind the building. The fence needs to be replaced. They will have a concrete pad poured, the fence will be made of cedar and match the

## DEVELOPMENT REVIEW COMMISSION MEETING FEBRUARY 15, 2022

color of the building. The fence will have horizontal lines. They will have benches and landscaping around fence. They may add vinyl to the top windows with #browncounty. The mural has to stay on the fence for 10 years and the artist, Mark Schmidt will maintain the mural and Todd Baker will do the landscaping.

Debbie also would like to amend the Certificate of Appropriateness to add a donated pergola. Don McSwain, a new contractor in town will construct the pergola for free. He would like to place it in the front of the building. The color will be the same color of stain as on the building. It will have a flat roof and will not be attached to the building. No metal roof will be added and the stonework will remain. If any lighting is added, it will be string lights.

Member Stephens made a motion to approve Certificate of Appropriateness for the Brown County Convention & Visitors Bureau – Docket #22-64 with the amendment for the Pergola under guidelines, F3, F5, F7, F9, L1 and L7. Vice-President Wilson seconded the motion. All were unanimously in favor.

### 6. DISCUSS GUIDELINE UPDATE

Commission Members are to review the list of 11 areas to work on. Then focus on three areas at a time. Commission Members to review the list of Indiana Landmarks guidelines that Mark Dollase sent.

### 7. REPORT FROM TOWN ADMINISTRATION

Administration Manager Carr stated she approved the sign permit for the Ferguson House Suites. She was asked to contact the owner of the Ferguson House to make the beer garden more presentable. Remove the tarps or what type of plans do they have to make the beer garden more appealing.

### 8. INDIANA LANDMARKS REPORT

Landmark Representatives Dollase and Brooks presented paint colors to be added to the approved color palette.

Vice-President Wilson made a motion to approve the additional colors as presented. Member Stephens seconded the motion. All were unanimously in favor.


### 9. ANY OTHER BUSINESS

President Fox suggested that the first three guidelines discussed at the work session be dealt with first and the remaining eight items will be handled in the same manner.

Member Gould moved to adjourn the meeting. President Fox adjourned the meeting at 7:34 pm.

*The audio recording made at the Development Review Commission meeting on 10-18-2022 is retained in the Office of the Town Clerk-Treasurer.*

  
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DRC President Greg Fox

  
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Date