

**NASHVILLE DEVELOPMENT REVIEW COMMISSION MEETING
TUESDAY, DECEMBER 14, 2021**

Commission Members present: Member Alyn Brown, Member Jocelyn Hawkins, Member David Martin, Member Phil Stephens and Member Andi Wilson. Commission Members not present: President Greg Fox, Vice-President Penny Scroggins, Member Bruce Gould and Member Dan Acres. Also in attendance: Administration Manager Phyllis Carr and Records Clerk Sandie Jones.

COMMISSION BUSINESS

1. CALL TO ORDER

Meeting called to order at 5:47 p.m. by Member Hawkins.

2. ROLL CALL

The roll was called by Administration Manager Carr. Administration Manager Carr asked that the Harper COA get moved up prior to the Public Hearing.

3. APPROVAL OF THE MINUTES – 11-16-2021 MEETING

Member Wilson made a motion to approve minutes from the 11-16-2021 meeting. Member Hawkins seconded the motion. Member Martin stated there was a typo, baton needs to be changed to batten. With that change, all were unanimously in favor.

4. CERTIFICATE OF APPROPRIATENESS

A. SHED/MINI BARN - CHARLES & KIMBERLY HARPER – 241 HEIMBURGER LANE – DOCKET #21-65

Kimberly Harper was present and advised they would like to move a mini barn they purchased to the property along with building a garage to store mowers and tools. The garage will have a gray metal roof and T1-11 siding. Painting of the barn will be done in the spring.

Member Stephens made a motion to approve the Certificate of Appropriateness for Kimberly and Charles Harper – Docket #21-65, under guidelines: NC11, NC22, NC23, NC24 and NC25. Member Hawkins seconded the motion. All were unanimously in favor.

**B. STEPHEN ALEXANDER – 1415 E. OLD ST. RD. 46 – DOCKET #21-62
PUBLIC HEARING AT 5:55 P.M.**

Administration Manager Carr advised that any approval tonight is for the building only. The applicant will have to get approval for any permits needed before building.

Stephen Alexander was present and explained that he purchased the property in 2009 and it was zoned B3. They had previously proposed a luxury RV Park, but the special exception was denied. They are now proposing to build three buildings including a Outdoor Sports Outfitter. These buildings would be placed on the north side of the creek on the property. Erik Muehlhausen, Architectural Project Manager at Prince Alexander Architecture, showed materials and style of buildings. The buildings will be elevated 2 feet above flood levels. They want to embrace art and respect the neighbors with shielded lighting. The Main retail building will be 6,200 sq. ft. (3,800 sq. ft. enclosed), maintenance building will be 2,300 sq. ft. (1,300 sq. ft. enclosed) and the

DEVELOPMENT REVIEW COMMISSION MEETING DECEMBER 14, 2021

clubhouse with a pool in the back will be 8,135 sq. ft. (4,350 sq. ft. enclosed). The property will also have a 7,700 sq. ft. pool & deck, along with restroom and laundry facilities. Nothing will be placed on the roof. All a/c units will be on the ground. Member Brown asked about the height of the tower. Mr. Muehlhausen reported that the height of the towers would be 55 ft.

Member Wilson asked about what type of insulation will be used. Mr. Muehlhausen reported that they will use batten insulation.

Member Wilson asked about the proposed bicycle trails. Mr. Alexander stated in the overall master plan it will connect to the Salt Creek Trail. The Commission asked about landscaping plans. Mr. Alexander advised that they would have significant landscaping to attract butterflies, bees and bats. They are proposing to put in an asphalt driveway and for every 10 spaces there will be an island with trees. Member Hawkins asked if any fencing to be installed. Mr. Alexander reported not at this time but may install a white buck fence at a later date.

Regarding signage, Mr. Alexander advised that signage has not been decided on at this time.

With no further questions from the Commission, Member Wilson opened the meeting for audience questions.

A resident asked about lighting of the property. Mr. Muehlhausen advised there will be no lights on the exterior of the towers. Resident Joanne Himebaugh stated reasons why there are regulations flood plains, and she would like to see a flood plain analysis. She encouraged the DRC to protect the surrounding properties.

Resident Mandy Kay asked if they have received the DNR permits for this project. Administration Manager Carr reported the DRC can approve the buildings, but any other permits from DNR and any other entity have to be obtained by Mr. Alexander before any structure can be built. Ms. Kay also asked if the DRC Members looked at the entrance to the proposed site. Administration Manager Carr explained that this area is under County jurisdiction, and they would have to approve any driveway permits.

Mr. Alexander stated they have applied for a Lake & River Enhancement Grant. This is a non-competitive matching grant.

Questions about the proposed swimming pool and what entity would approve its placement. Administration Manager Carr advised that the pool would be under the guidance of the Brown County Health Department. Mr. Muehlhausen reported that the pool will be 24 x 60 and 4 ft. deep.

Member Wilson made a motion to approve the Certificate of Appropriateness for Stephen Alexander - Docket #21-62, under guidelines: AC1, D3, P1, P2, P5, PO5, PO9, R4, R5, R10, S10, NC2, NC3, NC4, NC5, NC7, NC8, NC12, NC13, NC15, NC16, NC23, DI1, LI2, LI4, LI7, LI9, L1, L2, L3. Member Hawkins asked to add: NC21, NC24, NC25, DR7 & DR11. Member Brown asked to add: SW1 and SW2. Member Stephens asked to add: NC 15 and NC19. Member Hawkins seconded the motion with the additions. All were unanimously in favor.

DEVELOPMENT REVIEW COMMISSION MEETING DECEMBER 14, 2021

5. REPORT FROM TOWN ADMINISTRATION

Administration Manager Carr advised she received a sign application from Possum Trot Square to replace their marquee sign. Applicant Debbie Bartes would like to add two small signs for the lofts. They will also be removing the existing lights.

Member Hawkins made a motion to approve the sign application for Debbie Bartes – Possum Trot Square – Docket #21-67, under guidelines: SI11, SI8, SI17. Member Stephens seconded the motion. All were unanimously in favor.

Administration Manager Carr stated she approved one sign application in-house for Heavenly Biscuit on 165 N. Van Buren Street.

6. INDIANA LANDMARKS REPORT

A representative was not present.

7. ANY OTHER BUSINESS

Member Martin stated the intent for the guidelines was not to list all guidelines, only 2 or 3, but also to give an explanation of the approved guidelines, so the applicants and audience understands what is being approved.

ADJOURNMENT

Member Stephens moved to adjourn the meeting. Member Martin seconded the motion. Member Hawkins adjourned the meeting at 6:54 pm.

The audio recording made at the Development Review Commission meeting on 12-14-2021 is retained in the Office of the Town Clerk-Treasurer.



President Greg Fox

Date 2/15/22