

**NASHVILLE DEVELOPMENT REVIEW COMMISSION MEETING
TUESDAY, SEPTEMBER 20, 2022**

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

COMMISSION BUSINESS

1. CALL TO ORDER

Meeting called to order at 6:17 pm by Member Fox.

2. ROLL CALL

The roll was called by Administration Manager Carr.

3. APPROVAL OF THE MINUTES – 8-16-2022 AND 9-06-2022 MEETINGS

Approval of the minutes was tabled until the October 18, 2022 meeting.

4. SIGN APPLICATIONS

A. BEAR HARDWARE – PENNY & CURT SCROGGINS – DOCKET #22-55

Penny Scroggins present and explained that they would like to install a new sign in the landscaping area of the front of the property. The sign will be on a black metal pole and made of a thick plastic. Indiana Landmarks Representative Brooks asked the significance of the phone number being on the sign. Ms. Scroggins advised it would be helpful for afterhours customers.

Member Stephens moved to approve the Sign Application for Bear Hardware – Docket #22-55, under guidelines: Si2, Si6, Si7, Si11, Si13, Si14 and Si17. Vice-President Wilson seconded the motion. All were unanimously in favor.

5. CERTIFICATE OF APPROPRIATENESS

A. CORNERSTONE & CO., LLC – BRUCE GOULD – DOCKET #22-53

Bruce Gould advised that he is proposing to add a porch to the building located 87 E. Main St. He explained that people love to sit outside, and they would like to provide a space for their visitors. Roof would be extended out 10' to put a roof over the porch. The porch roof would match the existing roofing. There will be exposed beams with 2 ceiling fans and 4 down lights. The porch cannot be seen unless you are on the property. The building has cedar siding and will match the existing paint on the building. Will use dark brown Trex to match the windows. Treated wood with spindles for the railing. Mr. Gould advised that he may look into using Trex for the railings. The porch will be screened in and visitor's won't be seen unless it dark out. Mr. Gould noted that they may add ornamental string lights on the porch.

Member Hawkins made a motion to approved Certificate of Appropriateness for Corner Stone & Co. – Docket #22-53, under guidelines: NC14, NC18, PO6, PO7 and R4. Member Stephens seconded the motion. All were unanimously in favor with Member Gould abstaining.

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B. THE PEOPLES STATE BANK – 41 S. HAWTHORNE DR. – DOCKET #22-54

No Representative present. Certificate of Appropriateness tabled until the October 18, 2022 meeting.

C. RENAISSANCE MAINTENANCE – FIFTH THIRD BANKS – DOCKET #22-56

Representative Brett Phelps of Renaissance Maintenance was present. He explained that the current retaining wall is deteriorating, and needs replaced. They are proposing to replace the existing Brown County Stone retaining wall with a concrete decorative paver. Pavers will match the existing pavers in the back of the bank. Eight foot footers installed with crushed stone and backfilled with stone. Mr. Phelps stated they would remove the bowed out area to make it safer for vehicles trying to pull onto E. Main St.

Town Council President, Nancy Crocker, asked if they could install some type of pin/hook to allow banners to be placed on the wall? She commented that a lot of local events are advertised on that wall. Mr. Phelps advised that he would speak to the property owners and get their approval. If so, they would install some type of pin/hook for banners.

Indiana Landmarks Representative Brooks asked what were the original materials used in the existing wall? Mr. Phelps stated river rock, limestone, Brown County stone. Indiana Landmarks Representative Brooks noted the guidelines states to replace with original type stone. Member Martin stated if he could vote, he would like to see good Brown County stone used to replace the wall. Vice-President Wilson asked if there were any other choices? Mr. Phelps advised the proposed stone would be the best option. DRC Members asked if Brown County stone caps could be used? Mr. Phelps was not sure if the Brown County stone would match the proposed wall. Member Gould commented that the Brown County stone caps could cause an issue down the road due to shifting of the wall. Member Stephens feels safety is key. Mr. Phelps advised they would be gluing the caps to the wall once it's completed. Vice-President Wilson feels the Commission may not be ready to vote on this, since there is a lot of back and forth conversation. Vice-President Wilson added the Commission needed to revisit the guidelines for retaining walls. Discussion.

Member Hawkins moved to approve the Certificate of Appropriateness for Fifth Third Bank, Docket #22-56, under guideline: F4. Member Stephens seconded the motion. All were in favor, except for Vice-President Wilson. She thinks the guidelines need to be changed. Members Hawkins, Stephens and President Fox all agree the guidelines need to be addressed.

D. BROWN COUNTY COURT HOUSE – KYLE KERSTIENS, DLZ – DOCKET #22-57

Certificate of Appropriateness for the Brown County Court House, Docket #22-57 is tabled, due to project information not turned in.

6. DISCUSS GUIDELINE UPDATES

Guidelines for review: Lights/Lighting, stone, bridges, fire pits, ponds and color palette. Administration Carr stated if Commission Members want, they can send their suggestions to her, and she will compile a list and send to Commission Members.

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7. REPORT FROM TOWN ADMINISTRATION

Administration Manager Carr reported that she approved a Certificate of Appropriateness for the Coach Light Square roof replacement, using like for like materials. She also approved a Certificate of Appropriateness for Antique Alley Shoppes. They are painting a small building in the complex with previously approved colors.

President Fox asked if the Commission would like to address the tarps that are covering items up at the beer garden of the Ferguson House when they are closed? The DRC members commented that something else needs to be done to make it look more inviting.

Administration Manager Carr asked if the Harper's sidewalk would have to comply with ADA regulations. Discussion. Member Gould would like to discuss retaining walls and walls.

Member Hawkins reported that the sign at the new RV Campground on 46 E. is still being used. Very bright. Administration Manager Carr to contact Planning and Zoning.

8. INDIANA LANDMARKS REPORT

Indiana Landmarks Representative Brooks reported that he has done some research on guidelines regarding bridges, ponds, fire pits and sidewalks. There are no firm guidelines on sidewalks. He advised that he would continue to work on updating the guidelines to include some of the items mentioned. He is working on the color palette, using Sherwin Williams paint colors and does have a list of historical colors. Indiana Landmarks Representative Brooks will continue to work with Indiana Landmarks Vice-President of Preservation Services Mark Dollase to have a sample color palette for the Commission to review.

9. ANY OTHER BUSINESS

Vice-President Wilson that she had a couple of corrections on the Certificate of Appropriateness Compliance update. Town Manager Jones will make the correction and send out to the Commission.

Member Gould advised that in the past, when new Members started, there was an orientation for all new Members. He would like to see this in the future.


The DRC Members want to work with Planning and Zoning to make sure everyone is in agreement with the procedures for Certificate of Appropriateness. Applicants are being approved without going through the DRC. Education is key and needs to be addressed.

ADJOURNMENT

Vice-President Wilson moved to adjourn the meeting. President Fox adjourned the meeting at 7:17 pm.

The audio recording made at the Development Review Commission meeting on 9-20-2022 is retained in the Office of the Town Clerk-Treasurer.


DRC President Greg Fox


Date