

# Architecture Review Committee

April 20, 2021

Held Virtually through Zoom Meeting App  
due to Covid-19 Precautions

## Call to Order

**Members present:** Mike Cousins, Shirley Jacobi, Tom Strayer, Bethany Frost, Barry Wood

**Members absent:**

**Others present:** Tonya Galbraith Ryan Crum, Director of Planning and Building, Jennifer Pack, Administrative Assistant

## Approval of Minutes

Jennifer Pack informed the Committee that the minutes for the March 16, 2021 meeting would need to be amended because the recording ended early and mistakes were made in the minutes. Mr. Wood made a motion to continue the approval of the March 16 minutes to the next month. Mr. Strayer seconded the motion. The motion passed 5/0.

Ms. Jacobi made a motion to approve the minutes from the March 29, 2021, Special Meeting. Ms. Frost seconded the motion. The motion passed 5/0.

## Old Business:

### ***Anti-monotony review of home line-up for Meadows at Sagebrook***

Mr. Crum noted that Arbor revised some of their brick calculation based on a new understanding of the PUD calculation requirements and have brought back four elevations that were not permissible but are now. Those elevations are:

- Cooper B, Brick B
- Cooper Tudor
- Cottonwood B, Brick B
- Norway B, Brick B

Staff believes the calculation are accurate and recommends that they be included in the offerings for Meadows at Sagebrook.

Ms. Jacobi made a motion to accept the 4 elevations. Ms. Frost seconded the motion. The motion passed 5/0.

Mr. Crum reminded the Committee that they needed to finish the anti-monotony review for Meadows. The following models were reviewed.

<b>Too Similar – Remain on Matrix</b>	<b>Different – May be taken off Matrix</b>
Empress A and Empress B	Empress A and Empress C
Mulberry A and Empress B	Empress C and Empress B
Mulberry B and Empress C	Norway A and Empress C
Mulberry B and Norway B	Norway B and Empress C
Bradford A and Bradford B	Mulberry A and Mulberry B
Bradford Craftsman and Bradford B	Mulberry A and Norway A
	Mulberry A and Norway B
	Mulberry B and Mulberry C
	Mulberry B and Norway A
	Mulberry Craftsman and Mulberry C
	Norway A and Norway B
	Bradford Traditional and Bradford B

Mr. Wood made a motion to keep the elevations as noted on the anti-monotony matrix. Ms. Jacobi seconded the motion. The motion passed 5/0.

**New Business**

***Request for approval of building architecture for the proposed Leo's Market & Eatery at the southwest corner of CR 600W (Mt. Comfort Rd) & CR 900N***

Keith White with Pride Investments represented the petitioners.

Mr. Strayer asked if the building would be the same as the Greenfield building. Mr. White said that it is very similar. This building is 10' wider than the Greenfield store and that windows had been added to meet the McCordsville window percentage. The windows on the north side of the store will be blacked out, but it will not be noticeable because the other windows will be tinted. He also noted that the McCordsville store will have brick on one side, stone on the other and that the front of the store will not have EIFS.

Mr. Crum stated that the staff performed its customary review and that the project meets all the standards in the amended Villages at Brookside PUD.

Mr. Strayer made a motion to approve the Leo's Market architecture. Mr. Wood seconded the motion. The Motion passed 5/0.

***Request for approval of building architecture for the proposed Breedlove Dobbs HVAC Headquarters at 6080 N Railroad St.***

Tom Rich of Breedlove Dobbs presented the plans for the Breedlove Dobbs building.

Mr. Strayer noted that the scale of the columns by the entrance was off. Mr. Strayer, Mr. Rich, and Mr. Crum discussed the sizing and material options for the columns.

Mr. Crum presented his staff report and asked Mr. Rich about the location of the mechanical systems. A short discussion about landscaping to shield the mechanical systems. Mr. Crum and Mr. Rich agreed to talk about landscaping at a later date.

Mr. Wood made a motion to approve the design and materials as presented. Ms. Jacobi seconded the motion. The motion passed 5/0.

### **Announcements**

The next meeting will be held on May 18, 2021.

### **Adjournment**

The meeting was adjourned.