

# McCordsville

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## INDIANA

**McCordsville Architectural Review Committee**

***SPECIAL MEETING***

**Meeting Minutes**

**July 1<sup>st</sup>, 2025**

**5:35 PM**

**Members Present:** Bethany Frost, Tom Strayer, Jordan Adams, Dr. Bryan Burney, Jenna Bentley

**Members Absent:**

**Other members present:** Ryan Crum, Hollie Kinker, Allyson Hamlin

### **Old Business**

*Pulte Homes' request for a recommendation on Product Line-up for Jacobi Farms*

Mr. Ramage for Pulte homes presented to the board.

Mr. Strayer expressed his biggest concern was that every house on the left has significant difference in depth and some of these have almost none on the right.

Dr. Burney, stated that they do meet the black and white of the PUD, but spirit and quality still needs to be met.

Mr. Crum shared the homes on the right would still need to meet the requirements of the PUD, decorative garages, masonry wainscott, etc.

Ms. Bentley shared that she agrees with previous comments, stated she had a hard time picturing the 2-foot requirement.

Mr. Strayer mentioned they have never been fond of a gable without a step to it.

Mr. Ramage mentioned that there is a step back in the elevations, 2 feet to 1 feet.

Mr. Crum stated there is a minimum of 2 feet in the wall break, for at least one spot on the home. The board agreed that the photos on the right do not look like the same quality as the left.

Ms. Bentley stated that the placement of the windows seemed off compared to the ones on the left. Dr. Burney asked about the roof pitches.

Mr. Crum stated that the roof pitch would have to meet what is required in the PUD.

Ms. Bentley stated because of the window placement she does not feel that they meet the requirement of character and quality than that on the left.

Mr. Strayer asked what percentage has been flagged. He also stated that he wants to say that they don't meet the character and that they shouldn't be allowed.

The board then reviewed each home that was flagged by staff individually, approving or providing feedback on each model and elevation on a case-by-case basis.

**The Architectural Review Committee accepts all the elevations that were not flagged by staff and accept the following elevations that *were* flagged but the ARC have determined to be acceptable are the following: Vestry 301 with a note to remove the faux window, Prospect FH301, Mitchel H2RM, Ivy NC102 with a note on the board and batten to be on the center gable only, Fairview HR101, Fairview CR201, Greenfield: HR2H, HR2J, HR2G HR3M, Hilltop HR2G and Riverton HR2M. Mr. Strayer so moved, Ms. Bentley seconded, motion carries unanimously.**

**Motion to approve the antimonotony as presented with the following eliminations from staff's list:**

***Westchester EC2G & Westchester EC2H***

***Westchester NC2G Westchester HR3S***

***Westchester PR2M & Hilltop PR2M***

***Hilltop PR2M & Greenfield PR2M***

***Newberry CR204 & Continental CR202***

***Hampton HR2I & Hampton HR2L***

***Continental HR102 & Continental LC201 (low country)***

***Dakota HR301 & Dakota NC201***

**First by Ms. Adams, seconded Ms. Bentley, motion carried unanimously.**

*Taylor Morrison's request for a recommendation on changes to Townhome Product for Colonnade Section 4*

Todd Pyatt presented from Taylor Morrison.

Discussion took place about window requirements.

Ms. Bentley stated that she was comfortable with the requirement for two windows instead of three windows.

Staff asked if balconies would work with this product. Taylor Morrison stated with this product it wouldn't work.

The board is also comfortable with the window allocation and also approves of the brick, as presented.

**Motion made to recommend to Plan Commission as presented, Dr. Burney first, Ms. Bentley seconded, motion carried unanimously.**

Staff brought up changes to the board for orders of procedures.

Mr. Strayer agreed on the suggestions from Staff. Consensus from the board on this decision from staff.

**Ms. Adams moved to adjourned, seconded by Mr. Strayer and Ms. Bentley.**

Meeting was adjourned.