

McCordsville

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INDIANA

McCordsville Architectural Review Committee

Meeting Minutes

May 20th, 2025

5:30 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

Approval of Minutes

Dr. Burney made a motion to approve the April minutes. Ms. Jordan seconded. Motion passed. Ms. Bentley abstained from voting because she was not in attendance.

Old Business

Forestar's request for a recommendation on Product Line-up for Stonechase

Forestar presented the proposed elevations for the development.

Discussion took place on the masonry. Dr. Burney stated that he would like to see a brick wrap on these homes, specifically a 24" corner wrap.

There was also discussion about garage percentage and concerns about the use of an exterior door as an egress door. Additional conversation focused on ingress and egress in case of a fire. The plans were unclear in showing the door. Dr. Burney expressed concern about ingress/egress windows from bedrooms. Staff clarified that if such requirements are part of the building code, they would be enforced accordingly, but the ARC cannot require standards beyond the Indiana Building Code. Dr. Burney noted that he does not want the Town of McCordsville to be held liable.

The faux windows on the Bellamy elevation were discussed. Mr. Strayer commented that they look odd on this elevation. There was also discussion about articulation in the siding.

DR Horton confirmed that they intend to comply with all requirements in the PUD.

Dr. Burney requested that any elevations added in the future must come before the board for approval and not be approved administratively, to relieve staff of that responsibility.

Ms. Bentley stated that she would like to see renderings of the elevations without the faux window and agreed that the step-back on the home looks more aesthetically pleasing.

All versions of the Bellamy and Stanford models must return to the board due to the transition board.

Dr. Burney moved to approve the proposed elevations with the exception of the previously mentioned models and requested that the 24" brick wrap be included on all corners. The Motion failed for lack of a second.

Mr. Strayer stated that the 24" wrap looks nice if it is designed that way; however, if it is not integrated into the design, it looks like an afterthought.

Further discussion occurred on the 24" brick wrap.

Staff noted that the ARC could provide direction to the Plan Commission and Town Council to ensure consistent direction on the 24" wrap.

Ms. Bentley moved to approve all models presented except for the Bellamy and Stanford models, due to issues with the faux shutter and articulation. She requested they be re-presented to the board as new elevations for consideration. She also requested that any new elevations in the future be approved by the board. Ms. Adams seconded. Motion passed.

Staff had no comments on the Silverthorne product line.

Ms. Adams moved to approve the Silverthorne package as presented. Ms. Bentley seconded. Motion passed.

New Business

Fischer Homes' request for a recommendation on Product Line-up for Lain Farms at Hampton Walk

Mark Leech presented on behalf of Fischer Homes.

Dr. Burney shared the concerns outlined in the staff report.

The petitioner stated that Subarea A is the lower price-point section. The average home size and average cost increases in the subsequent subareas.

Staff stated they agreed that the proposed locations of the various product types were appropriate.

Mr. Strayer expressed concern that future developments adjacent to this one might be of lower quality.

There was discussion about larger porches.

Amanda Deardorff, Land Acquisition Manager, approached the board to provide additional feedback on the Maple Street series.

Dr. Burney asked whether Fischer Homes intended to return with a product line-up for affordable housing. Fischer Homes clarified that the Maple Street series is not considered affordable housing.

Mr. Strayer shared concerns about some of the models proposed for Subareas A and B. He also asked whether the lower-pitched roofs had been approved in previous sections.

Staff noted that they were hearing some concern about the petition and asked for direction regarding the 24 SF porch requirement.

Discussion took place on the 24 SF porch requirement.

The petitioner asked whether the board would be reviewing the elevations one by one.

Ms. Bentley stated that she agreed with staff's suggestion to wave the porch requirement for the Masterpiece Collection.

The petitioner then shared the elevations for Area D.

Mr. Strayer made a motion to accept the Masterpiece Series as presented and to waive the 24 square foot porch requirement for this series only. Dr. Burney seconded. The motion passed unanimously.

Concerns were raised about the following elevations: Ivy Modern European, Olive Modern Farmhouse, and Amelia American Classic w/brick

Ms. Adams made a motion to accept Subarea B, with the exception of the Amelia American Classic with brick and the Linden American with brick. Mr. Strayer seconded. The motion

passed unanimously. *(Note: the board did not make a decision regarding the porch requirement for this Subarea.)*

Ms. Adams motioned to adjourn. Mr. Strayer seconded.

Next Meeting: June 17th

Meeting was adjourned.