

McCordsville

ESTD  1988

INDIANA

Architectural Review Committee

Meeting Minutes

July 15, 2025 – 5:30 PM

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

Member Absent: Tom Strayer

Staff Present: Ryan Crum, Hollie Kinker, Allyson Hamlin

Approval of Minutes

- *Dr. Burney motioned to approve the June meeting minutes. Ms. Bentley seconded. Motion passed unanimously.*
 - *Dr. Burney motioned to approve the Special Meeting July 1st minutes. Ms. Bentley seconded. Motion passed unanimously.*
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Note: *Agenda item 3B was discussed before 3A.*

Old Business

- **Fischer Homes – Request for Approval of Additional Elevations for Hampton Walk**
 - Mindy Westrick Brown (Faegre Drinker) confirmed Fischer would meet all of the requirements of the PUD.
 - The Carrington American Classic with Stone and Winston American Classic with Stone elevations were withdrawn.
 - Amanda Deardorf (Fischer Homes) stated that the 2-foot wall plain variation will be met on the elevations.

- Ms. Deardorf requested clarification regarding the required 24" brick wrap. Staff noted that there is a PUD amendment in process, and that nothing has been determined as of yet. Additionally, discussion was had regarding how the proposed PUD amendment may affect Hampton Walk, as that development is already in active construction with homes meeting the 24" brick wrap requirement.
- Ms. Bentley supported the new elevations and was comfortable approving them with the agreed changes.
- Dr. Burney asked for square footage clarification. Staff provided square footage minimums from the Hampton Walk PUD.

Motion: Ms. Bentley motioned to approve the elevations contingent on the changes agreed upon. Ms. Adams seconded. Motion passed unanimously.

• **Anti-monotony Presentation**

- Carrington Modern Retreat w/brick and Carrington Modern Retreat w/stone
- Carrington Pacific Craftsman w/brick and Carrington Pacific Craftsman w/stone
- Emmett Coastal Cottage w/brick and Emmett Coastal Cottage w/stone
- Emmett Western Craftsman w/brick and Emmett Western Craftsman w/stone
- Winston Modern Retreat w/brick and Winston Modern Retreat w/stone

The listed homes above were voted too similar by the board.

Motion: Dr. Burney motioned to approve the anti-monotony review. Ms. Bentley seconded. Motion passed unanimously.

• **Fischer Homes – Request for Recommendation on Product Line-up for Lain Farms at Hampton Walk**

- Ms. Brown stated that the May 2025 minutes reflect the porch requirement was waived for the Masterpiece Series. She requested that the porch requirement be amended to allow for covered entries in addition to porches for the elevations that were previously reviewed and approved for the Designer 40 Series.
- Discussion was had regarding the minimum square footage of porches and covered entries.
- Staff confirmed porches are not required in the Hampton Walk PUD; however, since that PUD was adopted, the Town has moved toward requiring a front porch in similar

PUDs. Staff asked the Committee to comment on whether they support not having the front porch requirement in the Lain Farms PUD.

- Ms. Brown asked if the Committee would mirror the May 2025 motion made for the Masterpiece Series, for the Designer 40 Series.
- Staff noted that waiving requirements for an area of the development, versus elevations, is a more reasonable option to ensure consistency from an administrative standpoint.

Motion: Ms. Bentley motioned to clarify the May 2025 minutes to include Subarea B (Designer 40) in the porch exemption that was given to the Masterpiece Series. Ms. Adams seconded. Motion passed unanimously.

- Petitioner requested the board approve the elevations that have been previously approved in Hampton Walk and apply those to Lain Farms.
- Dr. Burney emphasized that the PUDs are different and must be reviewed separately.
- Ms. Bentley requested a comparison of the two PUDs for clarity. Staff provided a comparison, which Ms. Brown described in detail.
- The committee reviewed the proposed Lain Farms elevations, which included 17 elevations from Hampton Walk.

Motion: Ms. Adams motioned to approve the elevations as presented, with staff denoting that some elevations have a covered entry in lieu of a front porch. Dr. Burney seconded. Motion passed unanimously.

Sub Area A elevations were presented for Lain Farms at Hampton Walk.

- Three plans were discussed: Beacon, Cumberland, and Jensen.
- Staff reaffirmed the 2-foot wall plain break is a required McCordsville standard.
- Ms. Bentley emphasized consistency, referring to recent approvals.
- Dr. Burney agreed with staff and supported keeping the requirement.
- Ms. Frost also supported maintaining the 2-foot articulation and covered entry.
- Ms. Deardorf expressed concern over the number of elevations that will be removed if the wall plane articulation is required.

Motion: Dr. Burney, with staff providing clarification, motioned that the elevations in Area A were approved with a recommendation to the Plan Commission that the PUD include the two-foot wall plane brake requirement, not include the porch requirement, but do include a covered entry. Ms. Adams seconded. Motion passed unanimously.

Ms. Bentley left the meeting at 6:46 PM

New Business

- **InPwr – Request for Approval of Architectural Design for Lot 3 in Patch Business Park (McCordsville Commerce Park)**

- Petitioner presented proposed materials, including non-reflective copper accents.
- The board discussed the material choices and agreed they were appropriate.

***Motion: Dr. Burney motioned to approve the design as submitted, Ms. Adams seconded.
Motion passed unanimously.***

Adjournment

Meeting adjourned.