



Zionsville Architectural Review Committee - Meeting Minutes

Location: Virtual

Tuesday, March 23rd, 2021

ATTENDEES:

Committee Members Present:

- Todd Rottmann
- Carol Mullet
- Tom Casalini
- Steve Herron
- Mike Billig
- David Rausch

Committee Members Absent:

- Cara Weber
- Steve Freeland

Others Present:

- Wayne DeLong, Town of Zionsville
- Roger Kilmer, Town of Zionsville
- Darin Lanich, Architect for Applicant
- Shari Jenkins, Applicant
- Mark Zelonis, Visitor/Member of VRA and Historic Preservation Commission
- John Tousley, Visitor/Member of VRA and Historic Preservation Commission

President Todd Rottmann opened the meeting at 8:04 am. A Quorum was present.

MEETING AGENDA and MINUTES:

A new agenda was reviewed, and a motion to adopt the agenda was made by Tom Casalini and seconded by Carol Mullet. Motion was approved unanimously.

The February 23rd, 2021 meeting minutes were reviewed. A motion to adopt the minutes was made by Tom Casalini and seconded by Carol Mullet. Motion was approved unanimously.

REPORTS:

The ZARC Financials were reviewed for 2021. \$50k available, with no pending payouts.

Two projects of interest but no dedicated moneys. ZARC plans to further discuss the idea of requesting additional 2021 budget dollars to accommodate both projects if they both proceed as expected.

OLD BUSINESS:

1. ZARC Boundaries

- David Rausch introduced the updated site plan / map of existing and proposed new boundaries, with a newly proposed boundary narrative or definition.
- ZARC discussed the need to approve BOTH the map and the narrative/definition of the boundaries.
- Requests to modify some language in the narrative/definition of the boundaries were made and agreed to by members.
 - i. Change “single family” to “one and two-family”
 - ii. “zoning district” should be removed and reliance on the Map for districts/zonings because of potential future changes that could cause confusion.



- ZARC is also considering relying solely on the map for boundaries rather than a narrative/definition to also reduce future confusion, but no decision was made on this just yet.
- ZARC will finalize the intent and graphics and introduce the changes to the VRA and Historic Preservation Committee for input.
- Town representatives will take over the exhibits/map/definition efforts and provide an update in the next couple of meetings.

NEW BUSINESS:

1. 75 North Main Street – COHATCH Zionsville

- Applicant requested another month to update plans/status and sit in on April's ZARC meeting as a resubmission – so no update for this meeting.

2. 135 South Main Street – Topsy Mermaid

- ZARC Member David Rausch recused himself for purposes of this discussion to act on behalf of the applicant.
- The applicant team introduced the project to rehabilitate the facade of the existing building for a better indoor/outdoor connection and updated vibe for a new restaurant concept.
- ZARC members asked questions to confirm the scope and applicant overall request, but otherwise collectively agreed that the project is an exciting and approvable application.
- More details regarding light fixtures and paint colors will be needed in resubmission
 - Applicant requested issuing updated information in between meetings so that the April meeting could more likely result in approvals rather than additional discussions/requests.
 - Todd Rottmann and Tom Casalini will represent ZARC in between meetings to review Applicant's updated information.
 - Color will be preliminarily selected, but formally decided during construction as it is reviewed on-site.
- David Rausch returned to the meeting as a ZARC Member after discussions on this application.

NEXT MEETING DATE:

The next meeting is scheduled for 8:00am, Tuesday, April 27th, 2021 and will be determined at a later date if it will be in-person or virtual.

ADJOURN:

With no other new business, a motion to adjourn was made by David Rausch at 9:13 am, and seconded by Tom Casalini. Motion was approved unanimously.

Respectfully submitted,

Steve Herron, Secretary