



Zionsville Architectural Review Committee - Meeting Minutes

Location: Virtual and In-Person

Tuesday, May 25th, 2021

ATTENDEES:

Committee Members Present:

- Cara Weber
- Carol Mullet
- Tom Casalini
- Steve Herron
- Todd Rottmann
- David Rausch

Committee Members Absent:

- Mike Billig
- Steve Freeland

Others Present:

- Roger Kilmer, Town of Zionsville
- John Tousley, Visitor/Member of VRA and Historic Preservation Commission
- Heather Lusk, President ZVRA
- Lindsey Phipps, Strongbox Commercial
- Paul Kite, Strongbox Commercial
- Jerry Williams, Strongbox Commercial
- Geoff DeSmit, Axis Architecture
- Wayne Delong, Town of Zionsville
- Tim Lai (Architect for 75 North Main)
- Mark Zelonis, ZVRA
- Darin Lanich, David Raush Studio

President Todd Rottmann opened the meeting at 8:01 am. A Quorum was present.

MEETING AGENDA and MINUTES:

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

The April 27th, 2021 meeting minutes were reviewed. A motion to adopt the minutes with one minor modification regarding previously provided documents was made by Steve Herron and seconded by Carol Mullet. Motion was approved. Revised minutes will be provided for the record at a later date.

REPORTS:

The ZARC Financials were reviewed for 2021. \$50k is available and additional funding has been approved but is not yet documented or noted in this report. With one pending payout of \$25k for 75 N. Main street, this leaves \$25k available for ongoing/forthcoming applications with the current funds in the document.

Two additional projects of interest noted on the financial report, but no dedicated monies. The new and additional 2021 budget funding will help accommodate current and proposed projects, and will be documented once finalized.

OLD BUSINESS:

1. ZARC Boundaries

- Letters and documents were put on the record and discussed collectively from local Residents and ZVRA members.
- Village Resident, John Tousley, joined in-person at the meeting and spoke on the topic



of the proposed boundary revisions and descriptions.

- A new map and new written descriptions will be provided at the next meeting for added clarity from the ZARC and Town.
- A motion to continue this discussion to a future meeting was made by Tom Casalini and seconded by Carol Mullet. Motion was approved.

2. 75 North Main Street – COHATCH Zionsville & North High

- David Rausch recused himself from this meeting, as he represents another applicant on the agenda.
- The April meeting approved the maximum \$25,000 with the knowledge that additional funding was being requested and is being considered by ZARC
- An additional \$25,000 is being requested by the applicant, however, since there are multiple applications and protentional projects on the agenda and horizon, it was discussed to take all projects into consideration before committing to a full, and additional, \$25,000.
- A motion to continue this approval until a later date when all new business and information associated with the other potential recipients were heard and considered was made by Tom Casalini, and seconded by Steve Herron. Motion was approved.

3. 135 South Main Street – Topsy Mermaid

- David Rausch remains recused and presented on behalf of the applicant
- ZARC reviewed the final application and information, and considered the official request of a total amount of \$38,000
- A motion to approve the maximum \$25,000 with the opportunity to obtain additional funding, similar to what is being considered for 75 N. Main street, was made by Tom Casalini and seconded by Cara Weber. Motion was approved

NEW BUSINESS:

1. 95 E. Oak Street – Nicholson Orthodontics

- The applicant team of Strongbox Commercial and Axis Architecture presented the project to ZARC committee members and is requesting \$25,824 as 40% of the total funds for the appropriate scope of the project.
- It was made clear that ZARC will not be able to participate until the project successfully navigates a Board of Zoning Appeals Hearing and Planning Commission Hearing.
- ZARC members discussed the project at length with the applicant in an effort to guide the applicant as to where direction may lean if the project is approved through the aforementioned hearings. Items discussed included, but were not limited to, the following topics:
 - Considering the intent of the addition – should it “exactly match” or “be completely different”? The applicant is to consider and adjust accordingly.
 - Siding, Colors, Columns, Windows (location, grids, size, etc)
 - Roof pitches and requested renderings for more clarity in 3 dimensions
- A motion to continue this review to a later date when more can be provided by the applicant (regarding both feedback from the above and updates on hearings) was made by Steve Herron, and seconded by Tom Casalini. Motion was approved.



NEXT MEETING DATE:

The next meeting is scheduled for 8:00am, Tuesday, June 22nd, 2021.

ADJOURN:

With no other new business, a motion to adjourn was made by Cara Weber at 10:26 am and seconded by Tom Casalini. Motion was approved unanimously.

Respectfully submitted,

Steve Herron, Secretary

DRAFT