



SPECIAL MEETING NOTICE AND AGENDA ZIONSVILLE ARCHITECTURAL REVIEW COMMITTEE (“ZARC”)

**Monday, March 17, 2025
10:00 AM. (Local Time)**

THIS PUBLIC MEETING WILL BE CONDUCTED ONSITE AT ZIONSVILLE TOWN HALL IN ROOM 105 (COUNCIL CHAMBERS),
LOCATED AT 1100 WEST OAK STREET:

Please click the following link to join the Zoom webinar:

<https://us02web.zoom.us/j/84620360638>

Webinar ID:

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AGENDA

1. Call To Order
2. Recognition Of Quorum
3. Approval Of Minutes
 - a. January 14, 2025

Documents:

[2025.01.14_ZARC MINUTES - DRAFT.PDF](#)

4. Old Business

5. New Business

a. Topsy Mermaid – Pergola Addition

Documents:

THE TIPSY MERMAID ZARC LETTER.PDF
PR_35_S_COM_IMG_TIPSY MERMAID_OPEN_3 - PHOTO.JPG
PR_35_S_COM_IMG_TIPSY MERMAID_OPEN_5 - PHOTO.JPG
PR_35_S_COM_IMG_TIPSY MERMAID_OPEN_7 - PHOTO.JPG
SITE PLAN PERGOLA COVERAGE.JPG
SITE PLAN PERGOLA MARKED GOOGLE.JPG

6. Other Business

7. Adjourn

Next Regular Meeting: Tuesday, April 08, 2025 at 8:00 a.m.



Zionsville Architectural Review Committee - Meeting Minutes

Location: Virtual and In-Person

Meeting Date: Tuesday, January 14, 2025 | 08:00 AM

ATTENDEES:

Committee Members Present:

- Todd Rottmann, President
- Tom Casalini, Vice President
- David Rausch, Secretary
- Mike Billig
- Lisa Paul

Committee Members Absent:

Others Present:

- Zach Lutz

Call to Order

The meeting was called to order by Todd Rottmann at 8:05 AM.

Election of Officers

Tom made a Motion (Seconded by) to approve 5:0

Lisa made a Motion for Lisa 5:0

Tom nominates Dawn for secretary 5:0

Meeting Minutes

Meeting minutes from Tuesday, October 08, 2024 and October 18, 2024 were introduced.

Lisa made a Motion (Seconded by Tom Casalini) to approve the October 08, 2024 minutes as presented. The motion passed unanimously, 5:0.

Lisa Paul made a Motion (Seconded by Tom Casalini) to approve the October 18, 2024 meeting minutes as presented. The motion passed unanimously, 5:0.

Old Business

An overview of the North High Brewing's application and status of work was given by Mr. Rottmann and Mr. Lutz.

New Business

None



Other Business

Introduction, History, & Purpose

Members offer a brief background on their history, experience, and time on the board.

Mr. Rottmann offered a thank you to Mr. Rausch who began the committee and served his last year on the committee in 2024. Mr. Rottmann also thanked Mr. Billig who previously served on the committee up until last year.

Should they begin an outreach program? Most people that have reached out in the last year or so have been maintenance instead of wholesale renovations and additions. The desire is to continue to improve the village and aesthetic.

There is no interest in funding residential conversions to commercial uses.

Ms. Lantz asked if ADA improvements could be included in this funding? Mr. Rottmann stated that yes it could be included in this funding if it is associated with the exterior of the building.

Motion to adjourn

Tom Casalini made a Motion (Seconded by Dawn Lantz) to adjourn the meeting at 8:41 am. The motion passed unanimously, 5:0.



The Smart Pergola®
8070 Castleton Road
Indianapolis, IN 46256

To: ZARC
From: The Smart Pergola®
RE: Pergola installation at **The Topsy Mermaid**, 135 S. Main St.
Date: 2/3/2025

The Smart Pergola® has been hired by **The Topsy Mermaid** to design and install a pergola at their 135 S. Main Street location in Zionsville. The pergola will be constructed of powder coated extruded aluminum and feature a moveable louvered roof to allow for providing shade and/or sun to the guests dining on the porch, while protecting them from rain. The pergola is planned to be white in color to match the existing façade trim work and will feature 2 ceiling fans and heaters for warmth. The pergola will be attached to the building to cover the existing porch area and supported by 4 beams secured in concrete footers. The pergola will be approximately 32' long spanning the length of the porch and extend roughly 7'4" from the existing building.

At completion, it is proposed to install clear retractable vinyl drops to the pergola. These vinyl drops can be lowered to protect customers from inclement weather and raised to enjoy pleasant weather. Door, sidelight and transom windows are to be Included with the vinyl drop installation as well.

We look forward to speaking with ZARC to review plans and drawings with the Committee.

Michelle Ayres
Office Manager
The Smart Pergola
Michelle@TheSmartPergola.com
317-922-9771

CC: Ross Atteberry, Project Manager, 317-403-8828







Zionsville, Indiana



